

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

FFORDD YR HEN-DAI  
CANTON



**HALL****WC**

0.91m x 1.63m (3 x 5'4)

**KITCHEN DINER**

2.44m x 4.98m (8 x 16'4)

**LOUNGE**

4.57m x 3.12m (15 x 10'3)

**LANDING****BEDROOM 1**

4.57m x 6.07m (15 x 19'11)

**EN SUITE**

1.70m x 1.85m (5'7 x 6'1)

**BEDROOM 2**

4.57m x 2.79m (15 x 9'2)

**BATHROOM**

1.91m x 2.01m (6'3 x 6'7)

**EPC**

RATING B

**TENURE**

We are advised this property is Freehold. This is to be confirmed by your legal representative.

**SCHOOL CATCHMENT**

My English medium primary catchment area is Lansdowne Primary School (year 2024-25)

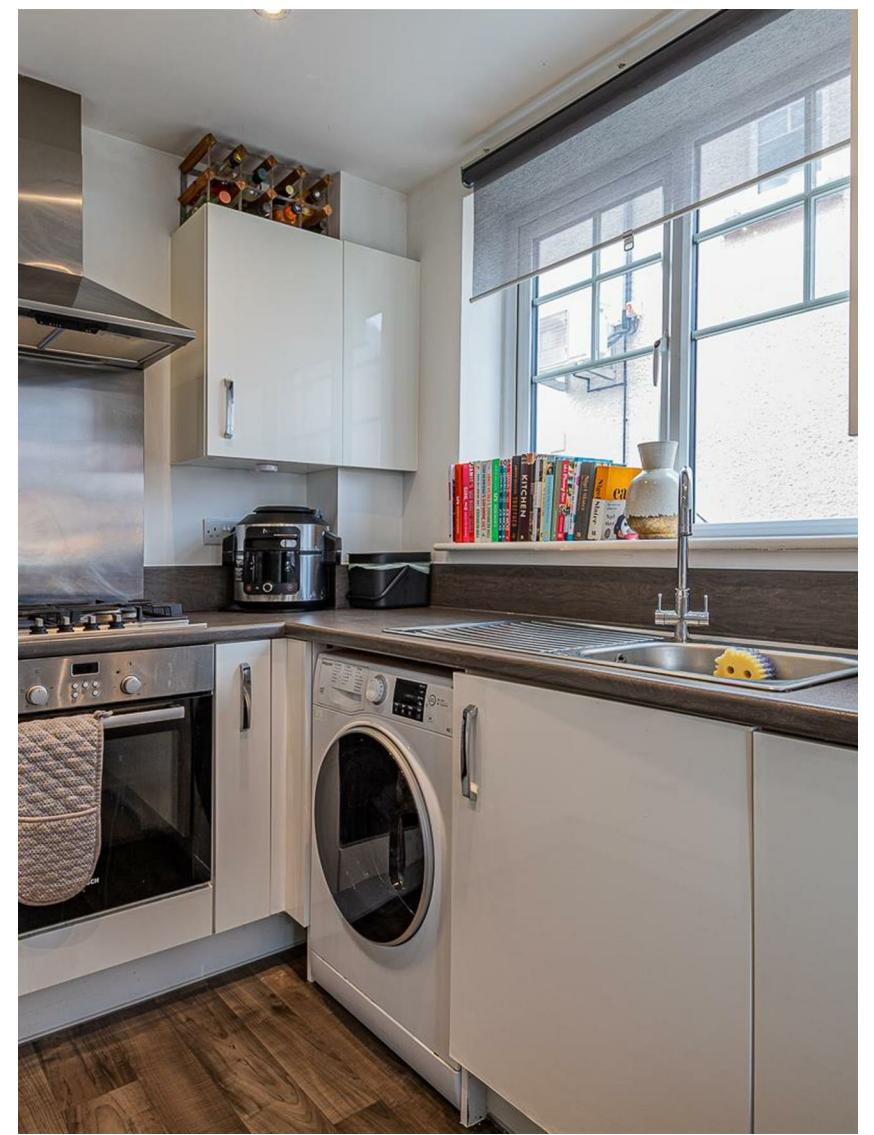
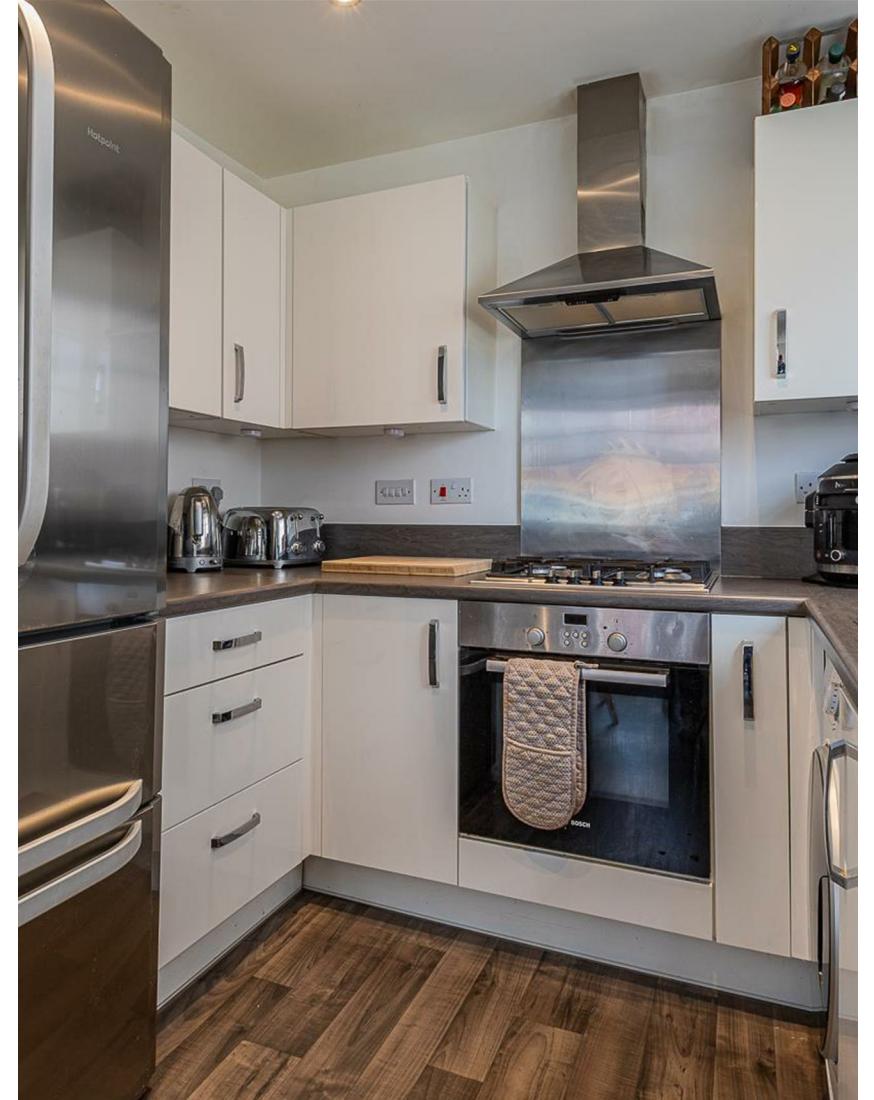
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc. Croesewir ceisiadau.

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)



# FFORDD YR HEN-DAI

CANTON, CF11 8FJ - £300,000



2 Bedroom(s)



2 Bathroom(s)



806.00 sq ft

Nestled in the tranquil area of Ffordd Yr Hen-Dai in The Mill, Canton. This immaculate semi-detached house presents an exceptional opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming kitchen diner, with a modern finish. The spacious lounge overlooks an impressive garden. One of the standout features of this property is its impressive garden, which is larger than most in the area.

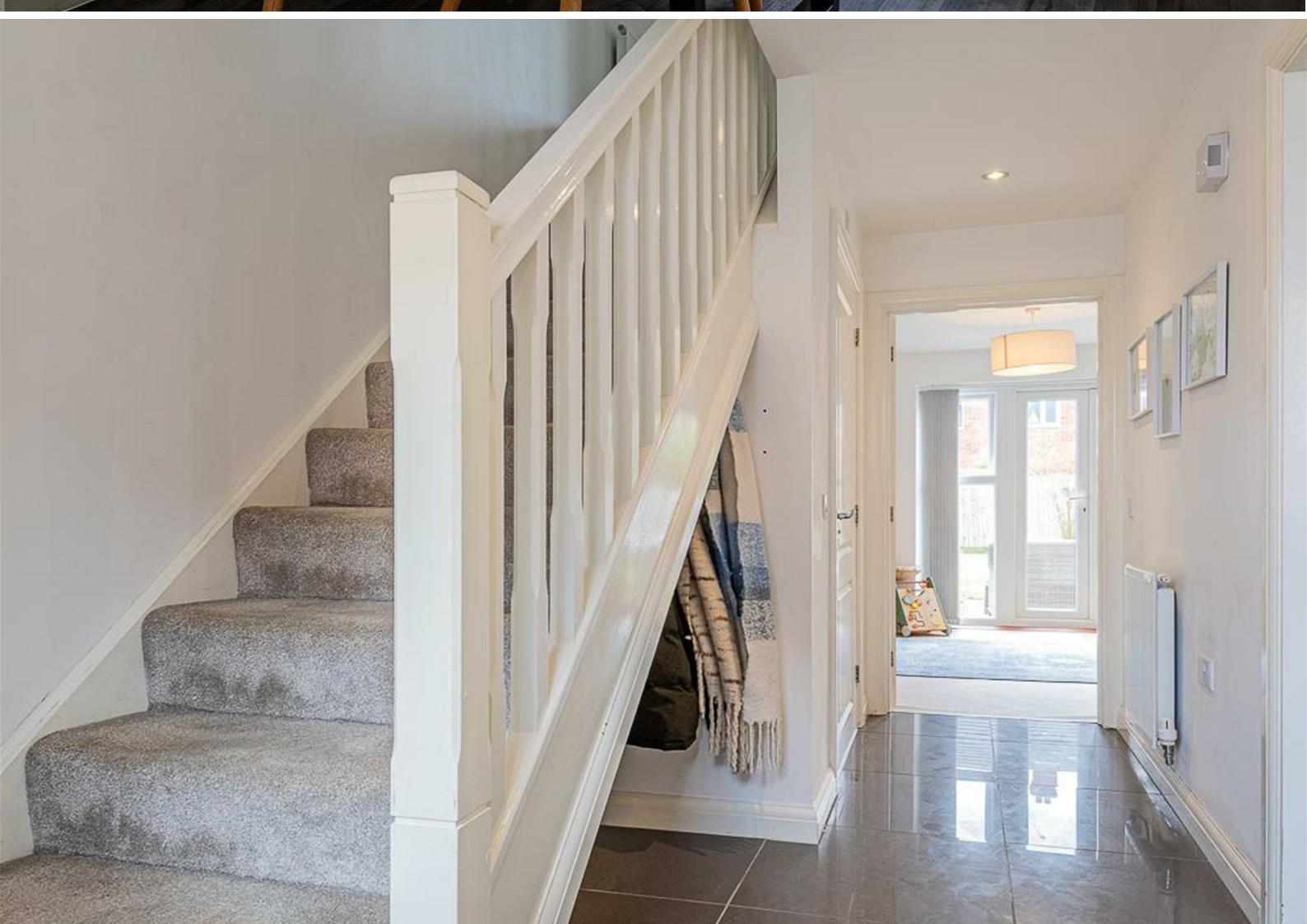
The house boasts two modern bathrooms & a WC adding convenience and comfort for all residents. The layout of the home is thoughtfully designed, ensuring that every corner is utilised effectively.

The quiet location enhances the appeal, offering a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. This property is a stone throw away from the popular Treganna School.

In summary, this charming home on Ffordd Yr Hen-Dai combines modern living with a serene environment. It is an ideal choice for anyone looking to settle in a lovely part of Cardiff.

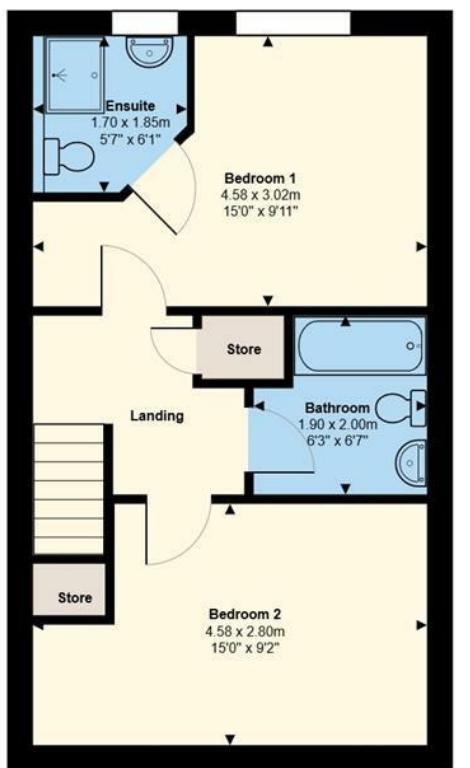
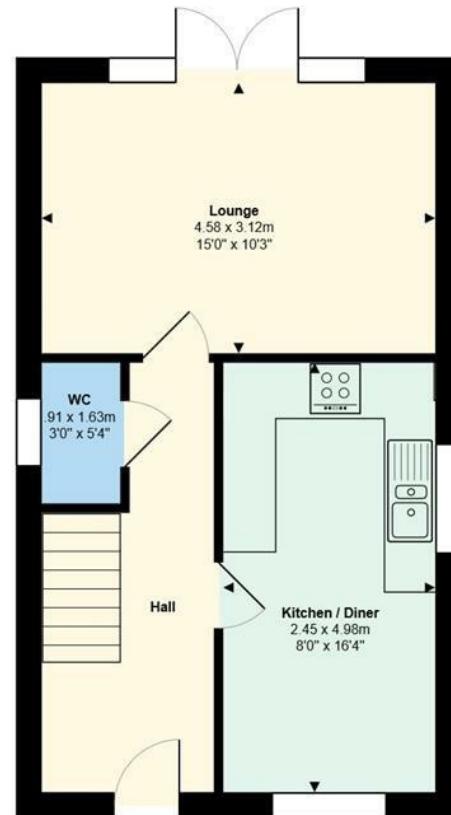
## PROPERTY SPECIALIST

Mrs Ruby Ledley  
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02920499680  
Valuer



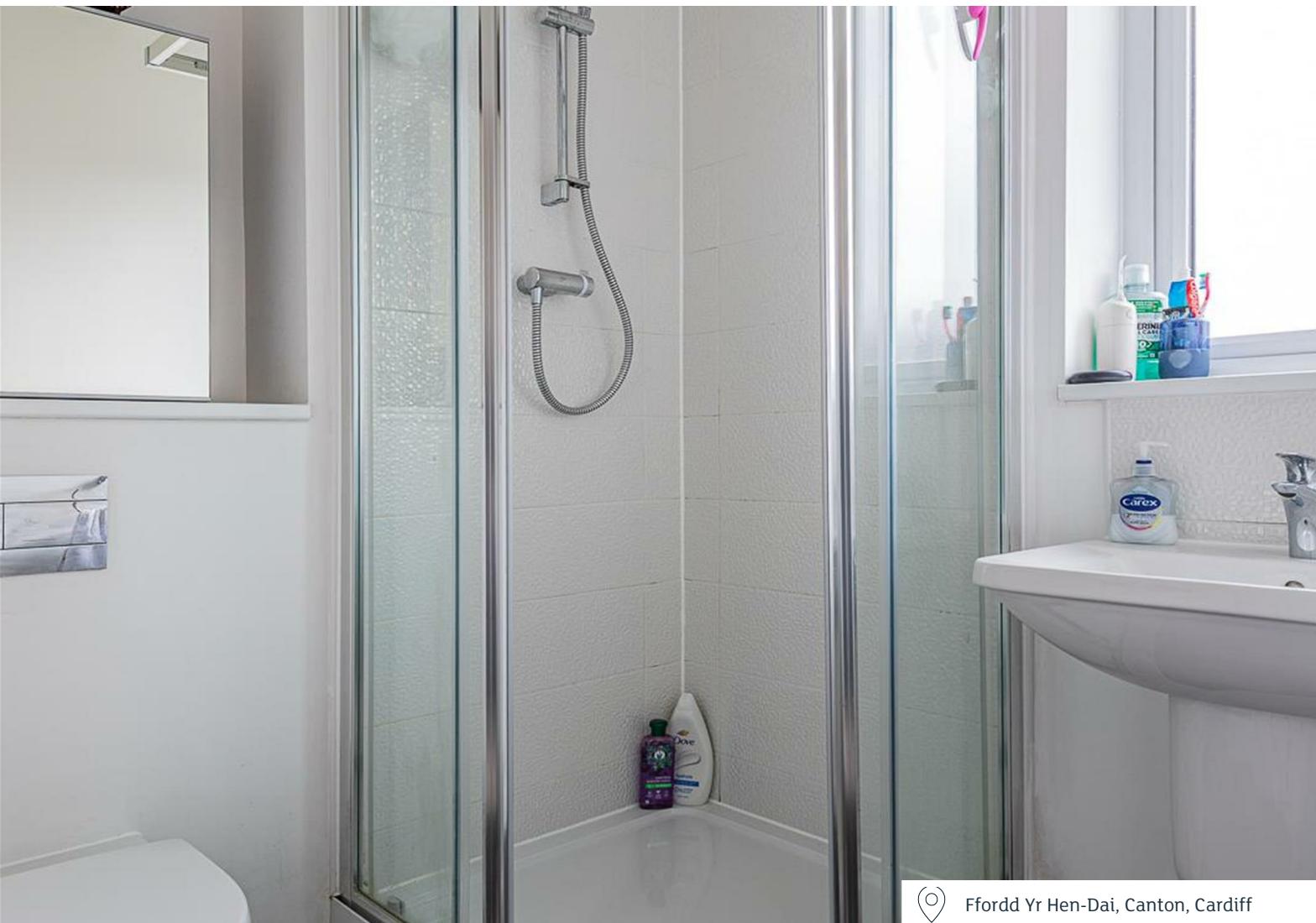


22, Ffordd Yr Hen-dai, Canton, CF11 8FJ



Total Area: 74.8 m<sup>2</sup> ... 806 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ffordd Yr Hen-Dai, Canton, Cardiff

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	97
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC