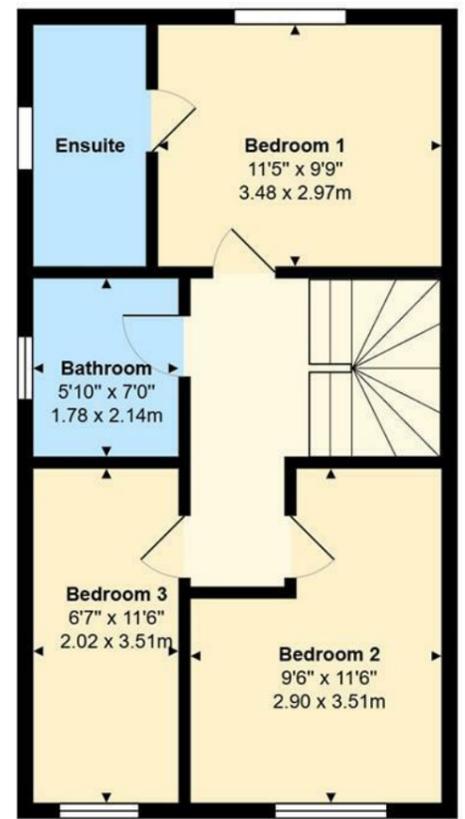
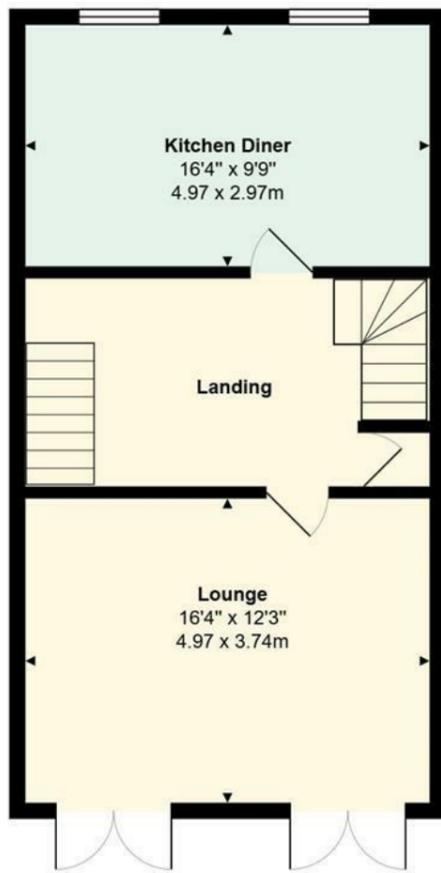
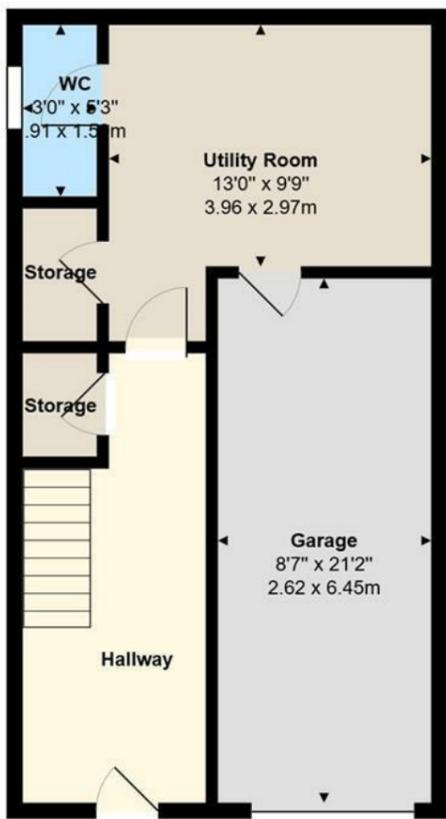


Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



FFORDD YR HEN-DAI  
CANTON



Total Area: 1185 ft<sup>2</sup> ... 110.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

A beautifully presented townhouse within walking distance of excellent schools.

Comments by - Mrs Ruby Ledley



## FFORDD YR HEN-DAI

CANTON, CF11 8FJ - GUIDE PRICE - £375,000



3 Bedroom(s)



2 Bathroom(s)



1351.00 sq ft

Located in the sought-after area of The Mill, Canton, this charming semi-detached townhouse on Ffordd Yr Hen-Dai offers a perfect blend of modern living and comfort.

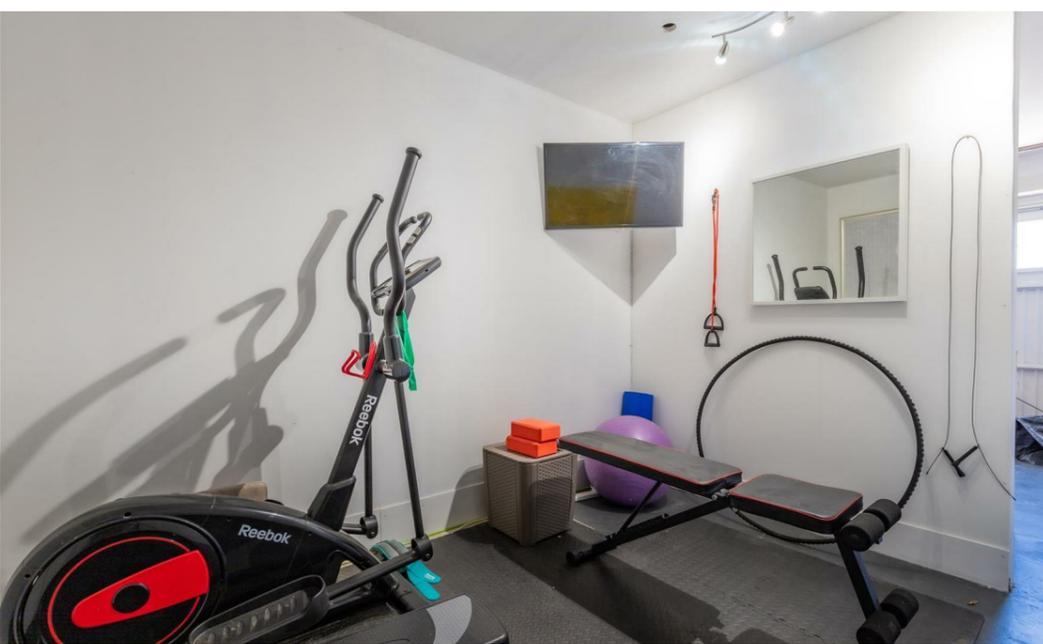
With three well-proportioned bedrooms, the main bedroom benefitting from an en-suite, this property is ideal for families or those seeking extra space. The house boasts a stylish kitchen diner, spacious lounge that leads out to an inviting balcony, family bathroom, separate WC & Utility room. The modern design throughout the property enhances its appeal, creating a welcoming atmosphere that is both stylish and functional.

To the rear of the property is a beautifully landscaped garden that further compliments the property, providing a wonderful private outdoor space.

Located in a desirable neighbourhood, this property is close to local amenities, parks, schools and excellent transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility.

### PROPERTY SPECIALIST

**Mrs Ruby Ledley**  
02920499680  
ruby@jeffreycross.co.uk  
Valuer



**Hallway**

**Utility Room**  
1.80m x 3.96m (5'11 x 13)

**WC**

**Garage**

**Landing**

**Living Room**  
3.48m x 4.98m (11'5 x 16'4)

**Kitchen**  
2.34m x 4.98m (7'8 x 16'4)

**Terrace**

**Landing**

**Bedroom 1**  
3.00m x 3.48m (9'10 x 11'5)

**En-Suite**  
2.72m x 1.37m (8'11 x 4'6)

**Bedroom 2**  
3.51m x 2.87m (11'6 x 9'5)

**Bedroom 3**  
3.51m x 2.01m (11'6 x 6'7)

**Family Bathroom**  
2.11m x 1.96m (6'11 x 6'5)

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

**EPC**  
84B

**Council Tax**  
BAND

**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 eto. 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 eto. 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)



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92 plus)                                   | A |         | 94                      |
| (81-91)                                     | B | 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 |





