

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PAUL WILLIAMS WALK  
CANTON





#### HALLWAY

#### UTILITY

3.96m x 1.78m (13 x 5'10)

#### W C

#### LANDING

#### LIVING ROOM

4.95m x 3.45m (16'3 x 11'4)

#### KITCHEN DINING ROOM

4.95m x 2.95m (16'3 x 9'8)

#### BEDROOM 1

3.48m x 3.00m (11'5 x 9'10)

#### EN-SUITE

2.72m x 1.40m (8'11 x 4'7)

#### BEDROOM 2

2.87m x 3.48m (9'5 x 11'5)

#### BEDROOM 3

1.98m x 3.48m (6'6 x 11'5)

#### BATHROOM

1.98m x 2.13m (6'6 x 7)

#### GARDEN

A beautifully presented garden with lawn and patio.

#### GARAGE

#### TENURE

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

#### EPC

Band

#### COUNCIL TAX

BAND F

#### PARKING

Private Driveway & Garage

#### SCHOOL CATCHMENT

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

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)

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







## PAUL WILLIAMS WALK

CANTON, CF11 8GA - £350,000



3 Bedroom(s)



2 Bathroom(s)



1184.00 sq ft

Nestled in the desirable area of The Mill Canton, Cardiff, this charming townhouse on Paul Williams Walk offers a perfect blend of comfort and convenience. Spanning an impressive 1,184 square feet, this property boasts three bedrooms, one with ensuite making it an ideal home for families or those seeking extra space. With its generous living space, convenient amenities, and attractive location, this property is not to be missed.

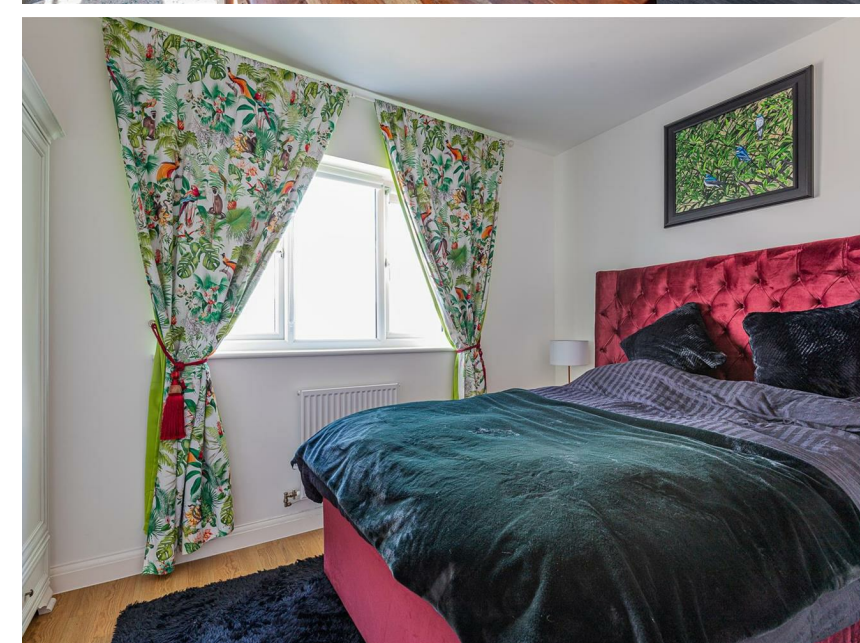
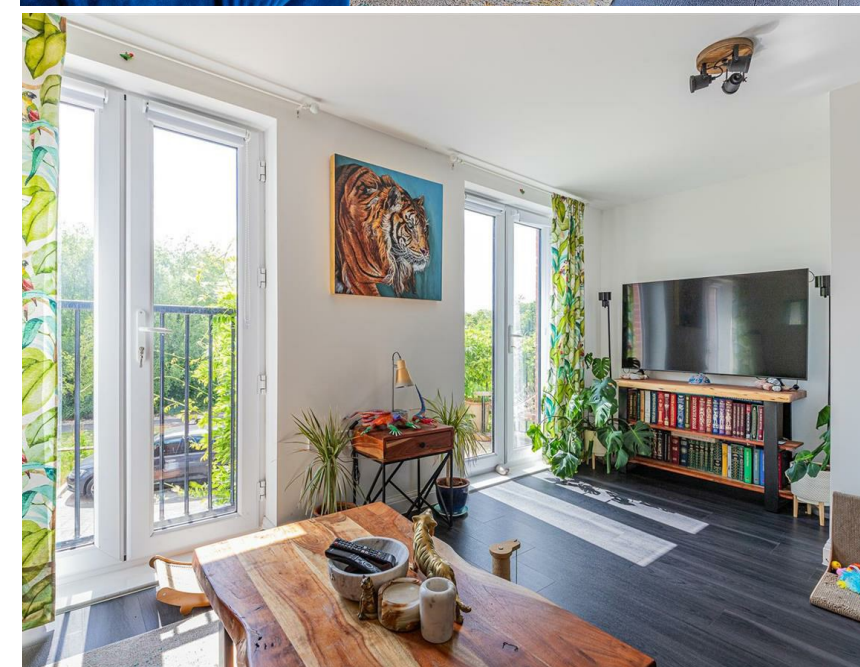
This property has been thoughtfully designed and well maintained.

One of the standout features of this townhouse is the provision for parking, accommodating up to two vehicles, which is a rare find in this vibrant area. The property is also chain free, allowing for a smooth and hassle-free transaction for prospective buyers.

Canton is known for its lively community spirit, with an array of local shops, cafes, and parks just a stone's throw away. This location offers excellent transport links, making it easy to access Cardiff city centre and beyond.

### PROPERTY SPECIALIST

Mrs Ruby Ledley  
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Valuer







 Paul Williams Walk, Canton, Cardiff

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	