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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Heol Terrell*

CANTON



Comments by Mr Julian Preston



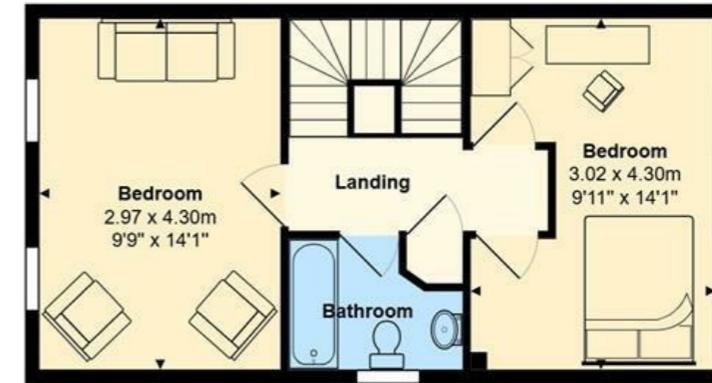
**Property Specialist**

**Mr Julian Preston**

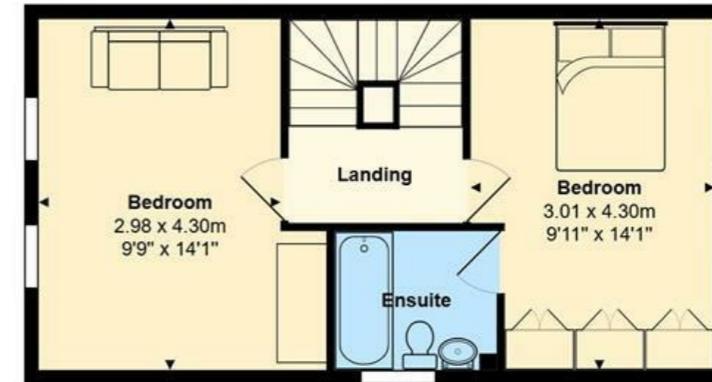
Senior valuer

julian@jeffreygross.co.uk

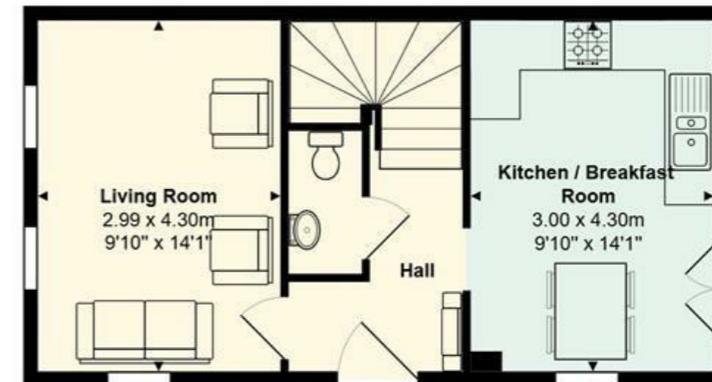
**Heol Terrell**



Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup>



All measurements are approximate and for display purposes only



*A good size Townhouse offering family sized living accommodation in a very convenient location in Canton. With four bedroom this will appeal to those who are looking for space as well as practicality.*

Comments by the Homeowner





# Heol Terrell

Canton, Cardiff, CF11 8BF

Fixed Asking Price

£350,000



4 Bedroom(s)



2 Bathroom(s)



1158.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

This delightful three-storey townhouse offers a perfect blend of comfort and modern living. Spanning an impressive 1,158 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience for the occupants.

The ground floor features a welcoming lounge, ideal for relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property also includes two additional bathrooms, catering to the needs of a busy household.

Outside, you will find good-sized gardens that provide a lovely outdoor space for family activities or quiet moments in the sun. The townhouse is complemented by a garage, offering secure storage or parking options, along with additional parking space for two vehicles, a valuable asset in this bustling area.

This property is perfect for families or professionals seeking a spacious home in a vibrant community. With its excellent amenities and transport links nearby, Heol Terrell is an ideal location for those looking to enjoy the best of Cardiff living. Don't miss the opportunity to make this charming townhouse your new home.



**Hallway**

**Cloakroom**

**Living Room 14'1" x 9'10" (4.29m x 3.00m)**

**Kitchen/Breakfast Room 14'1" x 9'10" (4.29m x 3.00m)**

**Landing**

**Bedroom 14'1" x 9'11" (4.29m x 3.02m)**

**Ensuite**

**Bedroom 14'1" x 9'9" (4.29m x 2.97m)**

**Landing**

**Bedroom 14'1" x 9'11" (4.29m x 3.02m)**

**Bedroom 14'1" x 9'9" (4.29m x 2.97m)**

**Bathroom**

**Tenure**

We have been advised that the property is Freehold. Your legal representative should confirm this.

**Council Tax**

Band F

**EPC**

TBC

**School Catchment**

English medium primary catchment area is Lansdowne Primary School  
 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.  
 English medium secondary catchment area is Fitzalan High School  
 Welsh medium primary catchment area is Ysgol Gymraeg Treganna  
 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.  
 Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

**Mobile & Broadband**

Mobile signal across the 4 main providers is good outdoors with good to variable indoors. Broadband speeds of up to 1800 Mbps are available

**Garage**

The property has a single garage located in a block situated to the rear of the garden.

**Gardens**

The front of the property has an area laid to lawn with a garden pathway leading to the entrance door and a wooden gate giving access to the rear gardens. The rear gardens are broken down into two areas, The first area directly behind the French doors has a raised wooden decked area with balustrade and handrails. An area laid to lawn with a range of mature plants & shrubs. There is a further garden located to the rear and accessed via the garden path with another area laid to lawn.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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 	

