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CARDIFF

VALE

CAERPHILLY

BRISTOL

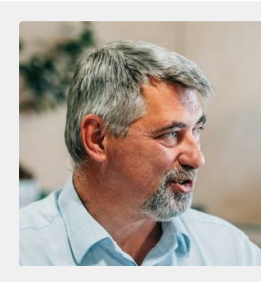


Heol Terrell

CANTON



Comments by Mr Julian Preston



Property Specialist

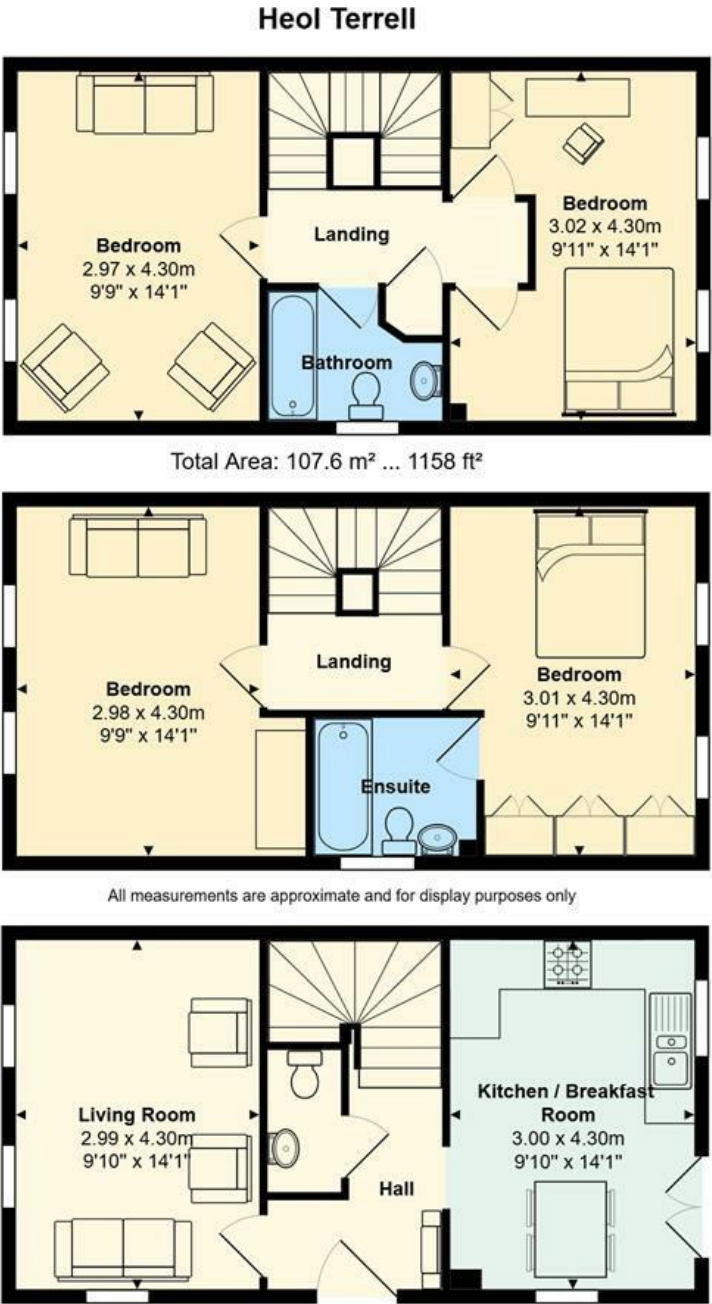
Mr Julian Preston

Senior valuer

julian@jeffreygross.co.uk

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

Offers In Excess Of
£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	Tenure	Mobile & Broadband
Cloakroom	We have been advised that the property is Freehold. Your legal representative should confirm this.	Mobile signal across the 4 main providers is good outdoors with good to variable indoors. Broadband speeds of up to 1800 Mbps are available
Living Room 14'1" x 9'10" (4.29m x 3.00m)	Council Tax	Garage
Kitchen/Breakfast Room 14'1" x 9'10" (4.29m x 3.00m)	Band F	The property has a single garage located in a block situated to the rear of the garden.
Landing	EPC	Gardens
Bedroom 14'1" x 9'11" (4.29m x 3.02m)	TBC	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.
Ensuite	School Catchment	
Bedroom 14'1" x 9'9" (4.29m x 2.97m)	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 eto. 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 eto. 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	
Landing		
Bedroom 14'1" x 9'11" (4.29m x 3.02m)		
Bedroom 14'1" x 9'9" (4.29m x 2.97m)		
Bathroom		









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

