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MR HOMES
SALES & LETTINGS



FFord Yr Hen Dai, The Mill,
Canton, Cardiff
CF11 8FJ

Guide Price £240,000 to £250,000
Freehold

FFord Yr Hen Dai, The Mill Canton, Cardiff, CF11 8FJ

Overview

- 2x DOUBLE BEDROOMS
- LARGEST REAR GARDEN
- SOUGHT AFTER LOCATION
- SPACIOUS KITCHEN/DINER
- EN-SUITE SHOWER ROOM
- OFF-ROAD PARKING
- CLOAKROOM
- FAMILY BATHROOM
- MOVE STRAIGHT IN
- FREEHOLD



IMMACULATE FAMILY STARTER HOME
LOCATED at THE MILL - MOVE STRAIGHT IN -
WIDENED REAR GARDEN DUE TO SIDE
ACCESS - 2x LARGE DOUBLE BEDROOMS -
MASTER with EN-SUITE SHOWER ROOM -
CLOAKROOM - NHBC WARRANTY -
FREEHOLD

MR HOMES Offer **FOR SALE** this Beautiful & Much Sought After Family Home with with Easy Access to Local Shops/ Schools and Amenities as well as having Excellent Transport Links. Within Walking Distance of Canton, Bars & Restaurants and Other Outlets. The Property Offers an Inviting Entrance Hallway with Large Tile Flooring, Cloakroom/Downstairs W.c, Modern & Spacious Kitchen/Diner and a Lounge which has Patio Doors that Open onto the Large & Enclosed Rear Garden. From the Staircase to the 1st Floor the vendors have Fitted Quality Carpet which continues into both Bedrooms , with the Master Bedroom Enjoying an En-Suite. There is also a Family Bathroom and a storage Cupboard to the Landing and Bedroom 2. The Loft is also a Generous Size. Outside Front has Laid Slate Chippings and Mature Bush with a Lockable Side Gate Accessing the Large than Most Enclosed Rear Garden. Off-Road Parking to Front. uPVC Double Glazing Windows & Gas Central Heating powered by a Comb-Boiler.

EPC Rating = B.



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**FREE MORTGAGE ADVICE AVAILABLE UPON
REQUEST...**

Entrance Hallway

16' 5" x 6' 6" max (5.00m x 1.98m)

Tiled Floor - Wall Mounted Texecom Alarm Panel - Wall Mounted RCD Consumer Unit - Doors to; Cloakroom, Kitchen/Diner, Lounge & Stairs to 1st floor

Cloakroom

Close-Coupled W.c - Wash Hand Basin with Mixer Tap - Inset Spotighting & Ceiling Extractor.

Kitchen/Diner - 15' 7" x 8' 0" (4.75m x 2.44m)

Matching Wall & Base Units with Work Surfaces Over & Matching Splash Backs - Integrated Dishwasher - 4x Ring Gas Hob with Extractor Over and Integral Electric Oven - Plumbed for Washing Machine - Space for Fridge-Freezer - Inset Spotighting to Ceiling - 2x uPVC D/g Windows to Front & Side.

Lounge - 15' 0" x 11' 0" (4.57m x 3.35m)

uPVC D/g Patio Doors with Twin Windows to Rear.

Staircase to 1st Floor Landing

Quality Fitted Carpet - Door to Airing Cupboard - Hatch to Loft - Doors to Bedrooms 1, 2, & Family Bathroom.

Master Bedroom - 15' 0" max x 9' 11" (4.57m x 3.02m)

Quality Fitted Carpet - uPVC D/g Window to Rear - Door to En-Suite.

En-Suite - 5' 6" x 5' 3" (1.68m x 1.60m)

Enclosed Shower Cubicle with Mixer Shower - Close-Coupled W.c - Wash Hand Basin with Mixer Tap - Ceiling Mounted Extractor Fan - uPVC Obscured D/g Window to Rear.

Bedroom 2 - 15' 0" max x 9' 2" (4.57m x 2.79m)

Quality Fitted Carpet - Fitted Cupboard with Hanging Rail & Fixed Shelving - 2x uPVC D/g Windows to Front.

Family Bathroom Suite - 6' 6" x 6' 2" (1.98m x 1.88m)

Panel Bath with Mixer Tap - Close-Coupled W.c - Wash Hand Basin with Mixer Tap - Extractor Fan - uPVC Obscured D/g Window to Side.

Outside Front with Laid Slate Chippings & Mature Bush.

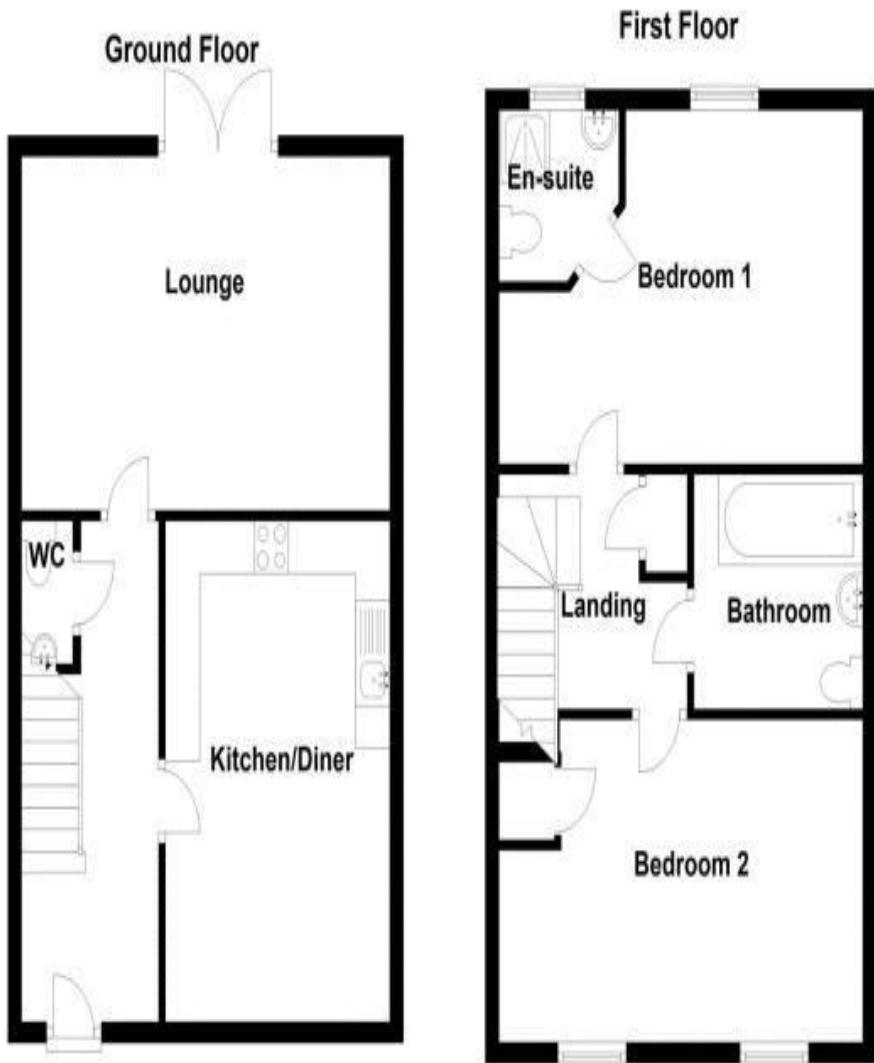
Lockable Side Gate Access into the Rear Garden.

Rear Garden - Largest 2-Bed Rear Garden - Enclosed

Off-Road Parking to Front.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

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FAIRWATER

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GRANGETOWN

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