



## 42 Trem Yr Afon, Canton

£385,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

## **ENTRANCE HALLWAY**

Entered via composite front door. Carpet to floor. Pendant light fittings. Radiator. Door to utility room, and storage cupboard. Stairs rising to first floor.

## **UTILITY/RECEPTION ROOM**

13' 0" x 6' 9" (3.96m x 2.06m)

Vinyl flooring. Wall mounted cupboard housing boiler. Pendant light fitting. Radiator. Door to storage cupboard and WC. Double-glazed window to rear with additional door leading to rear garden.

## **DOWNSTAIRS WC**

5' 10" x 3' 0" (1.79m x 0.92m)

Vinyl flooring. WC. Wall mounted wash hand basin with mixer tap over and tiled splashback. Pendant light fitting. Radiator.

## **FIRST FLOOR**

### **FIRST FLOOR LANDING**

Carpet to floor. Pendant light fitting. Doors to storage cupboard, lounge and kitchen/diner. Radiator. Stairs rising to second floor.

### **LOUNGE**

16' 5" x 11' 6" (5.00m x 3.51m)

Two sets of double-glazed doors; one leading to private balcony and the other leading to Juliet balcony. Carpet to floor. Wooden mantle with feature electric fire inset. Pendant light fittings. TV and telephone point. Power points. Radiator.

### **KITCHEN/DINER**

16' 5" x 9' 9" (5.00m x 2.97m)

Modern fully fitted kitchen with a range of wall, base and drawer units with worktops over incorporating double stainless steel sink and drainer with mixer tap over, and four ring gas hob with extractor hood above. Integrated electric oven. Herringbone vinyl flooring. Two double-glazed windows to front. Pendant light fittings. Space for appliances. Radiator. Power points.

## **SECOND FLOOR**

## **SECOND FLOOR LANDING**

Double-glazed window to side. Carpet to floor. Pendant light fitting. Radiator. Doors to three bedrooms. Loft hatch.

### **BEDROOM ONE**

11' 6" x 9' 11" (3.51m x 3.02m)

Double-glazed window to rear aspect. Double bedroom. Carpet to floor. Radiator. Power points. Pendant light fitting. Door to en-suite shower room.

### **ENSUITE**

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

Vinyl flooring. Partially tiled walls. Wall mounted wash hand basin with mixer tap over and tiled splashback. WC. Walk-in shower cubicle with mains powered shower over. Radiator. Pendant light fitting. Storage shelf.

### **BEDROOM TWO**

11' 8" x 9' 9" (3.56m x 2.97m)

Double-glazed window to front aspect. Double bedroom. Carpet to floor. Radiator. Pendant light fitting. Power points.

### **BEDROOM THREE**

11' 9" x 6' 6" (3.58m x 1.98m)

Double-glazed window to front aspect. Carpet to floor. Pendant light fitting. Radiator. Power points.

### **BATHROOM**

7' 0" x 6' 6" (2.13m x 1.98m)

White three-piece suite comprising wall mounted wash hand basin with mixer tap over, WC, and panelled bath with mixer tap over. Extractor fan. Pendant light fitting. Radiator.

### **GARAGE**

22' 3" x 8' 7" (6.78m x 2.62m)

Access from utility/reception room and from driveway. Currently used as a games room. Pendant light fitting. Plumbing for washing machine and dryer.

### **TENURE**

MGY are advised that the property is FREEHOLD however there is a service charge of 120.00 per annum which includes general maintenance of the estate, including the river path opposite. Grass trimming, bush cutting, litter disposal and flower bed maintenance.

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### **ENSUITE**

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

Vinyl flooring. Partially tiled walls. Wall mounted wash hand basin with mixer tap over and tiled splashback.

#### **FRONT GARDEN**

Shingled area and paved pathway with space for two cars

#### **REAR GARDEN**

Low maintenance fully paved rear garden with part shingled areas and fenced borders. Outside tap. Lighting. Side access to front.

#### **BALCONY**

South West facing terrace accessed from the lounge.

#### **DRIVEWAY**

2 Parking Spaces

Driveway to the front of the property with space for two cars



**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



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