



Rhodfa Crughywel, St. Mellons Cardiff CF3 0FH

welcome to

Rhodfa Crughywel, St. Mellons Cardiff

A newly built MID TERRACE family home, set in the popular location of RHODFA CRUGHYWEL, ST MELLONS within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

Ground Floor

Entrance

Via front door into:

Hallway

Stairs rising to first floor, radiator, understairs storage cupboard and built in storage cupboard housing space for washing machine.

Downstairs Wc

Fitted with a two piece suite comprising low level WC, wall mounted wash hand basin, radiator, tiled splashbacks and extractor fan.

Lounge/ Dining/ Kitchen Area

21' 5" x 13' 5" (6.53m x 4.09m)

Lounge/Dining Area: Double glazed windows to front and rear aspect and double glazed door to rear aspect.

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven with extractor over, integrated dishwasher and fridge/freezer, space for washing machine, powerpoints and wall mounted boiler.

First Floor

Landing

Loft access, radiator, built in storage cupboard and doors providing access to:

Bedroom One

11' 6" Max into recess x 11' (3.51m Max into recess x 3.35m)

Double glazed window to front aspect, radiator, powerpoints and recess for wardrobe.

Bedroom Two

12' 1" x 11' 5" into recess (3.68m x 3.48m into recess)

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to rear aspect, radiator and powerpoints.

Bathroom

Fitted with a four piece suite comprising bath with shower over, shower cubicle, low level WC, pedestal wash hand basin, extractor fan, tiled flooring, heated towel rail and shaver point.

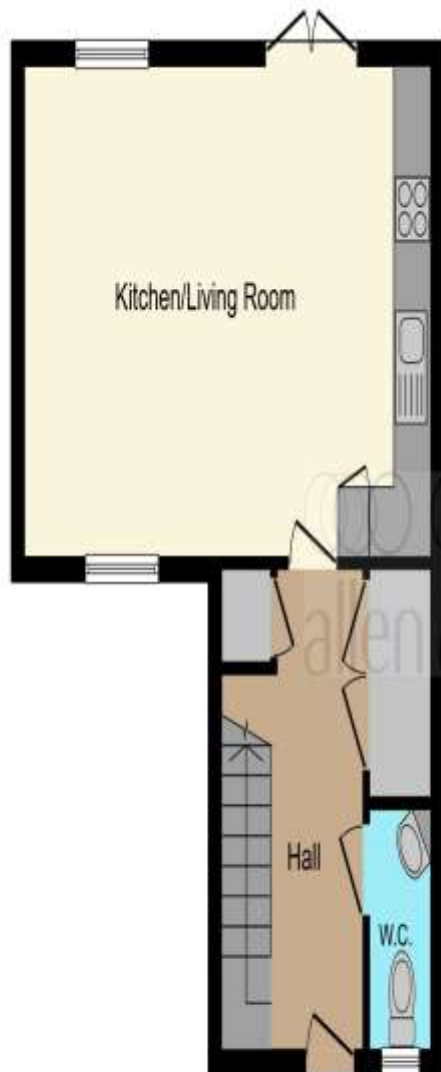
Outside

Front

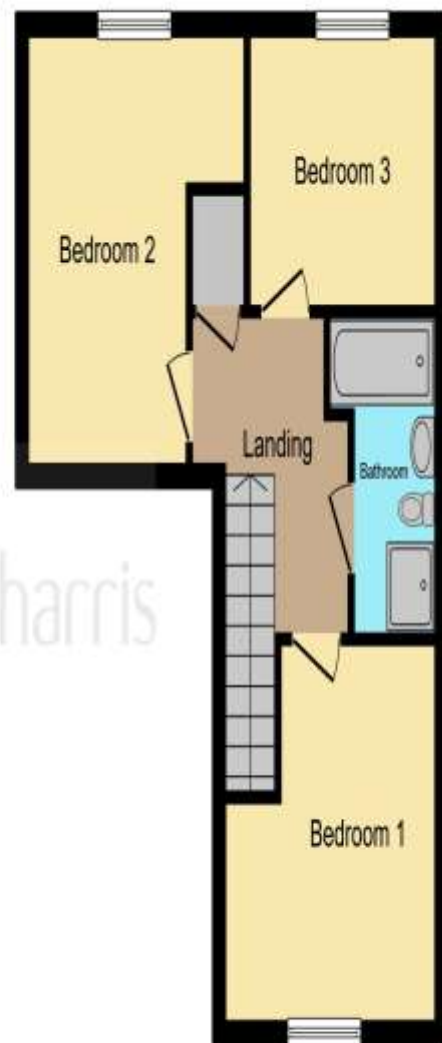
Paved patio area, parking bay and allocated parking space opposite.

Rear Garden

Enclosed by fenced boundaries, mainly laid to lawn, paved patio area and path leading to garden shed.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Rhodfa Crugbywel,
St. Mellons Cardiff

- Mid Terrace Family Home
- Three Bedrooms
- Open Plan Living
- Downstairs WC
- Family Bathroom
- Enclosed Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: B
offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/ROA111956



Property Ref:
ROA111956 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk