



Sheppard
& Bear



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Rhodfa Hughes | Old St. Mellons | Cardiff | CF3 6YY

Asking price £425,000

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Nestled in the tranquil setting of Rhodfa Hughes in Old St. Mellons, Cardiff, this charming detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,209 square feet, the property features four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is its location on a peaceful no-through road, ensuring a serene living environment with added privacy, as there are no properties immediately opposite. Residents can enjoy delightful walks around the communal grounds, enhancing the sense of community and connection to nature. The local area is well-equipped with amenities, including a village shop, a public house, and a

- 4 double bedrooms
- 2 modern bathrooms
- Detached house
- Utility room and ground floor WC
- Quiet no through road
- Local village shop
- Primary school on site
- No onward chain
- Fantastic links to A48 and M4
- Viewing highly recommended

Entrance hall

Living room

15'8 x 11'0 (4.78m x 3.35m)

Kitchen/dining room

18'2 x 10'3 (5.54m x 3.12m)

Utility room

7'2 x 5'4 (2.18m x 1.63m)

WC

5'5 x 2'8 (1.65m x 0.81m)

First floor landing

Bedroom one

13'5" maximum by 10'9", widening to 14'4" max (4.09m maximum by 3.28m widening to 4.37m max)

En-suite

6'5 x 6'1 max (1.96m x 1.85m max)

Bedroom two

12'3 x 9'3 (3.73m x 2.82m)

Bedroom three

9'6 x 9'3 (2.9m x 2.82m)

Bedroom four

9'6 x 7'3 (2.9m x 2.21m)

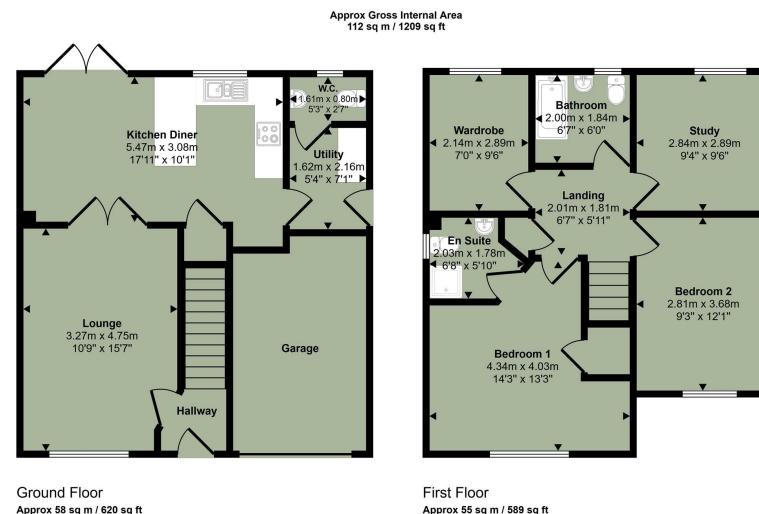
Family bathroom

6'9 x 6'3 (2.06m x 1.91m)

Outside and parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		83
(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	



Council Tax Band F
EPC Rating B

Cyncoed
Cardiff
CF23 6SZ
02921 051927
gavin@sheppardandbear.com