



Rhodfa Crughywel, St. Mellons Cardiff CF3 0FH

welcome to

Rhodfa Crughywel, St. Mellons Cardiff

A modern FIRST FLOOR apartment, 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.

Communal Entrance

Via secured communal door into:

Communal Hallway

Stairs rising to the apartment and individual post boxes.

Entrance

Via a solid door into:

Hall

Built in storage cupboard and access to:

Lounge Area

15' Max x 10' 10" (4.57m Max x 3.30m)

Double glazed window to front aspect with Juliette balcony, radiator and opens to:

Kitchen Area

10' 9" x 7' 4" (3.28m x 2.24m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, space for washing machine, integrated fridge/freezer, cupboard housing combi boiler and double glazed window to side aspect.

Bedroom

11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to side aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, low level WC, tiled flooring and double glazed window to side aspect.

Outside

Allocated Parking

The vendor has advised that the property has one allocated parking space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Rhodfa Crughywel,
St. Mellons Cardiff

- Newly Built Modern First Floor Apartment
- Double Bedroom
- Open Plan Lounge/ Fitted Kitchen
- Bathroom
- Double Glazing and GCH

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£135,000



view this property online allenandharris.co.uk/Property/ROA112934



Property Ref:
ROA112934 - 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.

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