



Rhodfa Crughywel, St. Mellons Cardiff CF3 0FH

welcome to

Rhodfa Crughywel, St. Mellons Cardiff

A well presented THREE BEDROOM "DRAKE STYLE" MID TERRACED 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.

Ground Floor

Entrance

Via a composite front door into:

Hallway

Stairs rising to first floor, radiator, understairs storage, LVT flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, LVT flooring and radiator.

Lounge/ Dining/ Kitchen Area

22' x 13' 8" (6.71m x 4.17m)

Lounge Area: Double glazed windows to front and rear aspect, two radiators and opens to:

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven, integrated dishwasher and fridge/freezer, tiled flooring, wall mounted combi boiler and double glazed French doors providing access to rear garden.

Utility Cupboard

Stacked washing machine and tumbledryer, shelved with coat hooks.

First Floor

Landing

Loft hatch, built in storage/airing cupboard with radiator and doors providing access to:

Bedroom One

13' 2" x 9' 11" (4.01m x 3.02m)

Double glazed window to front aspect, radiator, built in wardrobes and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled flooring and extractor fan.

Bedroom Two

11' 11" Max x 9' 7" Max (3.63m Max x 2.92m Max)

Double glazed window to rear aspect, radiator and built in wardrobes.

Bedroom Three

10' 1" x 7' 5" (3.07m x 2.26m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled flooring, partially tiled walls and heated towel rail.

Outside

Front

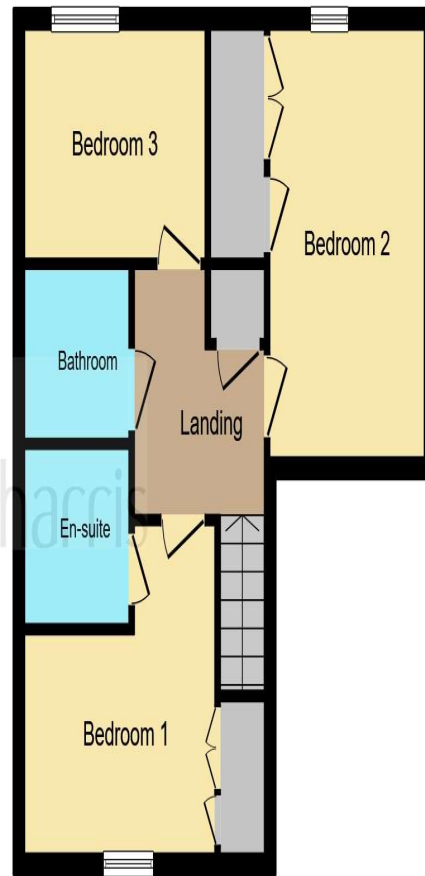
Path leading to front entrance and driveway providing off street parking.

Rear Garden

Enclosed with patio area, area laid to lawn and outside tap.



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 Crughywel,
St. Mellons Cardiff

- Mid Terraced Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Open Plan Lounge/Dining/Kitchen Area
- Downstairs WC
- First Floor Family Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£260,000



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Property Ref:
ROA114373 - 0004

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