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5 Rhodfa'r  
Morwydd  
Penarth, The Vale Of  
Glamorgan, CF64 2UD



## 5 Rhodfa'r Morwydd

£335,000

A beautifully presented modern three bedroom semi-detached family home, situated on the periphery of Penarth, enjoying private enclosed south facing garden.

Modern David Wilson Homes built semi-detached home

Sought after development on the periphery of Penarth, offering excellent school catchment and commuting options

Beautifully presented, light and airy accommodation throughout

Enclosed landscaped, South facing garden

Driveway with parking for two vehicles

Lounge with bay, plus kitchen/dining room with views and access to garden

Master bedroom with en-suite, shower room

Two further bedrooms and a family bathroom

Viewings highly recommended









This beautifully presented, three bedroom, semi-detached family home is situated in a sought after and conveniently located development on the periphery of Penarth.

The house is located at the end of a quiet cul-de-sac with countryside views. It lies within the catchment area of many popular schools including: Victoria Primary, St Joseph's RC Primary and Stanwell Comprehensive Schol. It offers excellent commuting options to Cardiff, The Vale and beyond.

The accommodation briefly comprises of an ENTRANCE HALL, with laminate wood flooring which continues into the LOUNGE, (16'3" max in bay window x 11'10"). This generously sized reception room has a bay window to the front aspect and a door to an understairs storage cupboard. A further door leads into an INNER HALLWAY, which has a continuation of the same laminate wood flooring plus stairs rising to the first floor. The KITCHEN/DINING ROOM, (8'6" widening to 10'10" x

15'6") has a window and double doors giving access and views to the south facing garden. The kitchen offers a range of high gloss, off-white base and wall mounted units with wood effect roll top work surfaces and matching splash back above, integrated oven with four burner gas hob and cooker hood above, space and plumbing for washing machine, dishwasher and fridge/freezer. Finally, on the ground floor, accessed from the entrance hall is a CLOAKROOM housing a white two-piece suite.

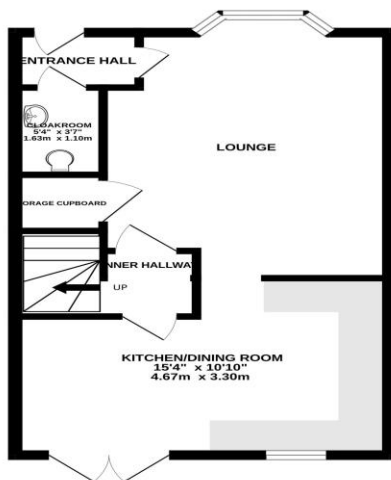
The first floor LANDING has a built-in airing cupboard plus a loft inspection point, which gives access to a fully boarded attic space with retractable ladder. The property offers three bedrooms, two of which are comfortable double bedrooms. BEDROOM ONE, (10'8" x 9'4" widening to 10'6") has two windows overlooking the rear garden and countryside. It benefits from an EN-SUITE SHOWER ROOM, (6'10" x 4'6") with window to side and a white three-piece suite, including a fully tiled

double shower cubicle with an electric power shower fitted. BEDROOM TWO, (10'1" widening to 12'8" x 8'1") and BEDROOM THREE, (7'5" x 7'1") is a single, currently used as a home office. The family BATHROOM ( 5'11" x 7'1" max) also with window to side, has a white three piece suite which includes a panel bath with full splash back above and a fitted mains power shower.

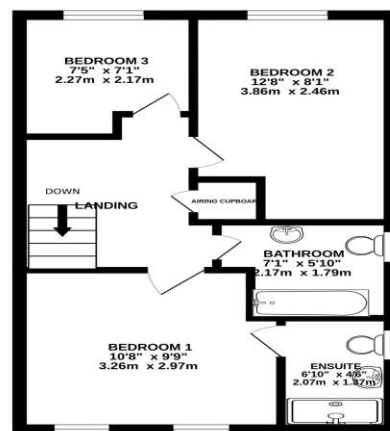
Outside to the front of the property is a low maintenance, bark laid garden with shrub and plant border. To the side of the property is a driveway offering parking space for two vehicles.

To the rear is a larger than average, enclosed, landscaped, south facing garden. It is bordered by overlap fencing and offers a large flagstone laid patio. This extends along the full width of the garden and leads out to a lawn with raised shrub and flower borders.

GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the descriptive content herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

From Culverhouse Cross follow the A4232 ring road exiting at the Ikea/Penarth junction. At the roundabout take the third exit signed Penarth/Barry, Drive straight on past Morrisons and the Cardiff International Pool. At the traffic lights go straight on, at the next set of traffic lights go straight on towards Dinas Powys and turn left at the next set of traffic lights onto Redlands Road. Take the first right onto Sully Road. Follow this road passing St Cyres School on your left. Take the third left onto Rhodfa'r Morwydd where No. 5 will be indicated on the left by our For Sale board.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
Council Tax Band D  
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



