



£345,000 Freehold

Rogers Avenue | Cardiff | CF3 6AL

Hern  
Crabtree

This beautiful three bedroom detached family home is located in the sought after area of Old St Mellons. St Edeyrns is an exciting, new village situated to the north-east of Cardiff. The area is also well regarded for countryside walks alongside Rhymney River and out towards Cefyn Mably. St Edeyrns Village will feature a newly built primary school, shops and cafe and is within easy reach of Cardiff gate retail park too. There is a regular bus service to the estate which links to Cardiff city centre with the M4 and A48 being easily accessible. St Edeyrns park is within close proximity.

The stylish and modern accommodation comprises an entrance porch, living room, inner hallway, kitchen diner with access to the garden and a



#### **Entrance Porch**

Double obscure glazed composite door to the front, radiator, laminate floor, door to living room.

#### **Living Room 16'2 x 10'3**

Double glazed window to the front, wood laminate flooring. Door to inner hallway.

#### **Inner Hall**

Wood lamiate floor, radiator, stairs to the first floor, doors to:

#### **WC**

WC, wash hand basin, radiator, extractor fan, matching floor.

#### **Kitchen Diner 18'10 x 7'8 max**

Double glazed Window to the rear, double glazed patio doors to the garden. Vertical radiator. Kitchen is fitted with a range of matching wall and base units with work tops over, integrated four ring gas hob with cooker hood over, integrated oven. Stone tiled floor.

1.5 bowl stainless steel sink and drainer with mixer tap. Space for an American style fridge freezer. Space and plumbing for washing machine and dishwasher.

#### **First Floor**

Stairs rise up from the inner hallway, dog leg staircase with a double glazed window to the side.

#### **Landing**

Storage cupboard, doors to all rooms, loft access hatch.



**Bedroom One 14'0 max x 9'8 max**

L-shaped room with double glazed window to the front, radiator. Fitted wardrobe. Door to en suite.

**En suite**

Double obscure glazed window to the front, radiator, shower quadrant with plumbed shower and tiled enclosure. WC, wash basin, extractor fan.

**Bedroom Two 8'10 x 11'8 max**

Double glazed window, fitted wardrobe, radiator.

**Bedroom Three 7'10 x 7'10 max**

Double glazed window, fitted mirrored wardrobes.

**Bathroom 8'10 x 5'7 max**

Double obscure glazed window, bath with electric shower over and glass splash back screen. Tiled enclosure, tiled floor. Vertical column radiator. WC, wash basin, extractor fan, mirrored vanity cupboard.

**External**

**Front**

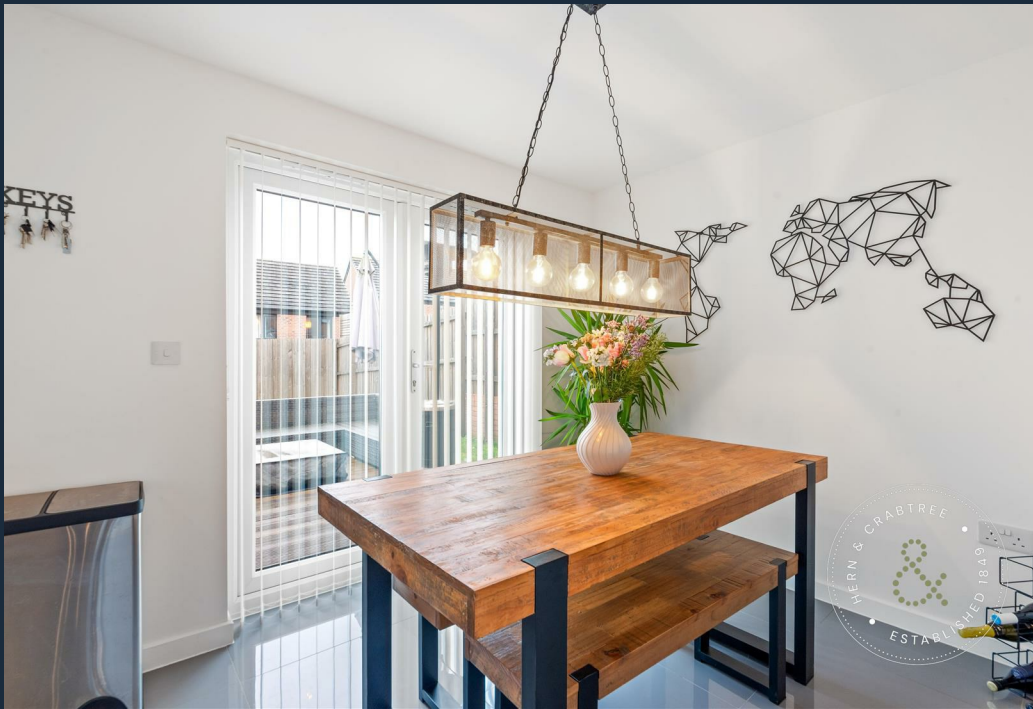
**Rear Garden**

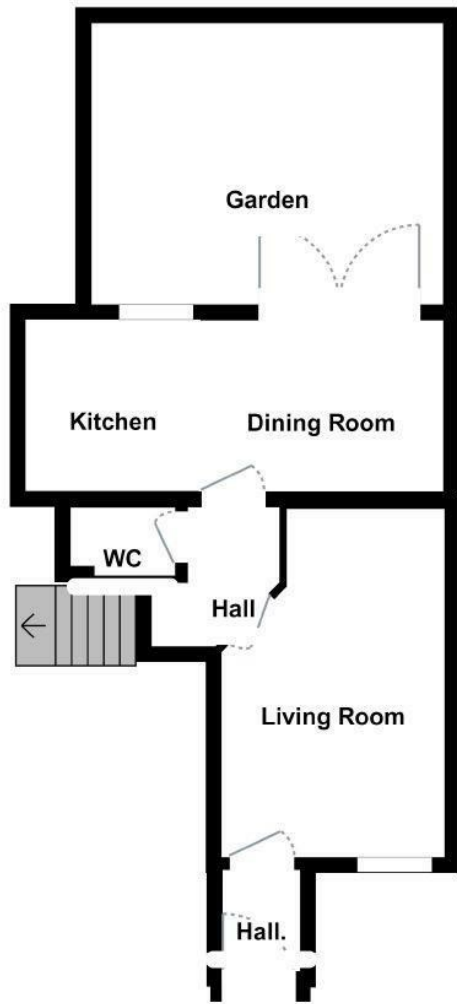
Enclosed rear garden with timber fencing and two decked sitting areas.

**Additional Information**

We have been advised by the vendor that the property is Freehold.  
EPC - B

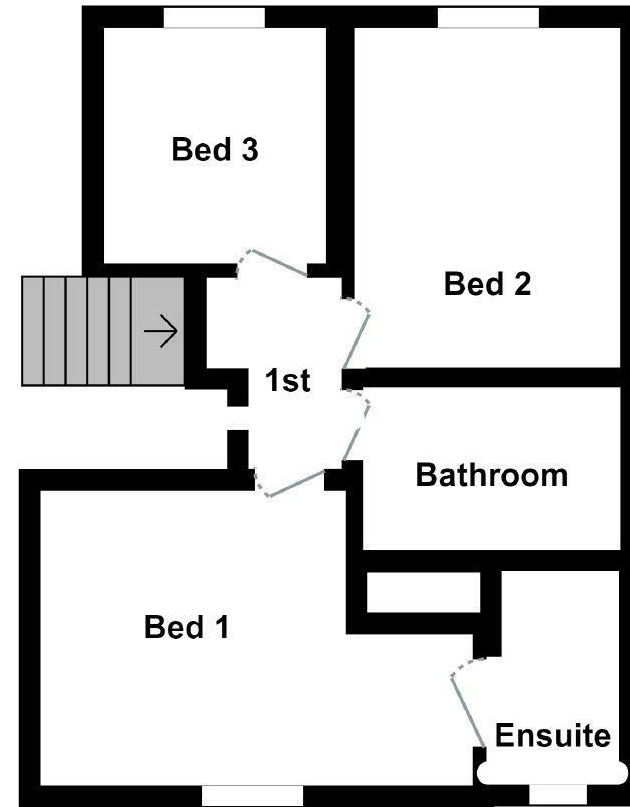
Council Tax Band -  
Estate Management Charge = £185  
billed per annum for: management of green areas, rubbish removal, management of waterways on the development.





For illustration purposes only. Not to scale.

## Ground Floor

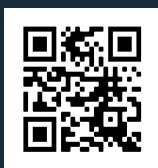
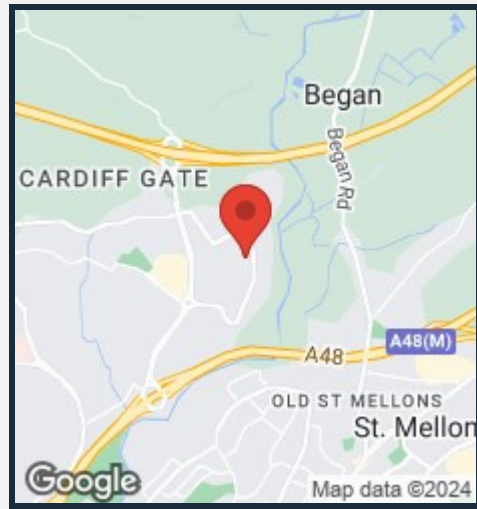
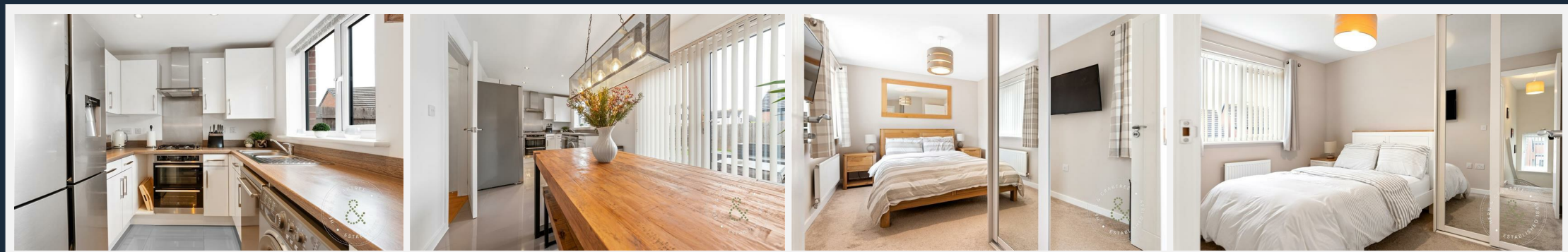


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## 1st Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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	



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