

Rhodfa Crughywel

TROWBRIDGE, CARDIFF, CF3 0FJ

GUIDE PRICE £260,000

**Hern &
Crabtree**



Rhodfa Crughywel

A superb opportunity to acquire a stylish and tastefully presented mid-terrace home, situated within a modern development begun in 2018. Offering generous proportions and an abundance of natural light, this contemporary property is perfectly suited to first-time buyers and families alike.

The ground floor is approached via a welcoming hallway, complete with cloakroom, storage cupboard, and utility space. At the heart of the home lies a sleek open-plan kitchen, dining and living area, opening onto the rear garden through elegant French doors — ideal for both relaxed living and entertaining.

To the first floor, three well-appointed bedrooms include a principal suite with private en suite shower room, complemented by a modern family bathroom. Externally, the property benefits from a tandem driveway for two vehicles and a private rear garden laid to lawn with a patio seating area.

Rhodfa Crughywel offers modern living in a thriving, well-connected community. Positioned on the eastern edge of Cardiff, St Mellons and Trowbridge offer a perfect balance of suburban lifestyle and city convenience. St Mellons is rich in heritage and green spaces such as Hendre Lake Park. Trowbridge provides a well-established residential setting with excellent local schools, shops, and leisure facilities. Both areas benefit from strong transport links, with easy access to the M4, regular bus services into Cardiff city centre, and the upcoming Cardiff Parkway Station set to further enhance rail connectivity. Together, St Mellons and Trowbridge offer a vibrant, family-friendly community within easy reach of the city and beyond.

- Prime location on Cardiff's eastern edge
- Modern development (from 2018)
- Ideal for families and commuters alike
- Open Plan Kitchen / Living Room
- Downstairs Cloakroom
- Two Car Driveway (tandem)
- Regular bus services into Cardiff city centre
- Three Bedrooms
- Bathroom and En Suite
- EPC - B



885.00 sq ft

Storm Porch

Entrance Hall

Enter via a double glazed composite door to the front elevation with window to the side. Stairs to first floor. Radiator. Built in cupboard under stairs. Built in utility cupboard.

Cloakroom

W.C. Wash hand basin. Radiator. Laminate flooring. Extractor.

Kitchen/Lounge/Diner

22'2" max x 13'10" max

Double glazed windows to front and rear within lounge, double glazed French doors from Kitchen area to rear garden. Two radiators. Kitchen fitted with wall and base units work tops over. Kitchen has laminate flooring whilst the living room is carpeted. Kitchen with one and half bowl sink and drainer with mixer tap. Integrated full length dishwasher. Four ring gas hob and integrated oven. Splash back and cooker hood over. Concealed Ideal gas combi boiler in cupboard. Integrated fridge/freezer. Downlights from wall units.

Landing

Stairs from hall. loft access hatch. radiator. built in cupboard.

Bedroom One

12'4" max x 6'8" max

Double glazed window to front. Recess for wardrobe. Radiator. Door to En Suite

En Suite

4'11" x 5'2"

Shower quadrant with electric shower. W.C. Shaver point. Extractor fan. Wash hand basin. Part tiled wall. Tiled flooring. Heated towel rail.

Bedroom Two

11'9" max x 9'1" max

Double glazed window to rear. Radiator. Wardrobe recess.

Bedroom Three

10'1" max x 7'4" max

Double glazed window to rear. Radiator.

Bathroom

6'3" max x 5'6" max

Bath with glass screen. W.C. Wash hand basin. Extractor fan. Heated towel rail. Tiled floor and part tiled wall.

Rear Garden

From the kitchen, paved patio, timber fence. Large lawn. Shrubs.

Front

Lawn. Tandem driveway for two vehicle off street parking. Bin hideaway storage. Storm Porch. Light.

Tenure

Freehold

Council Tax: - D

Management Company: billed per quarter £65.35

Lambert Smith Hampton Residential (formerly HLM Property Management

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.

