



Rhodri Morgan Way

| The Mill, Canton | Cardiff | CF11 8GD

RHODRI MORGAN WAY

Guide Price £240,000



Not to be missed. No chain. A stylish yet homely two double bedroom detached coach house perfectly placed on this popular new build development in The Mill, Canton. With an open plan kitchen/dining/sitting room taking centre stage, this would make a perfect first time buy or investment.

The light and well proportioned accommodation briefly comprises Entrance Hall, Garage with a storage Cupboard, to the first floor is a spacious Hallway, Open Plan Kitchen/Dining/Lounge With a Juliette Balcony, Two Double Bedrooms, with an En suite To The Master and Bathroom.

Rhodri Morgan Way is tucked off The Boulevard and is located within a stone's throw to the ever so popular local school of Ysgol Treganna and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early!

Entrance

Entered via a composite front door, stairs to the first floor with storage beneath.

Hall

Double glazed window to the rear, laminate flooring, radiator, storage cupboard housing the combination boiler.

Living/Kitchen Room 19'1 x 15'8

Double glazed doors leading to a Juliet balcony, double glazed windows to the rear, radiator, laminate flooring, kitchen laid to wall and base units with worktop over, a four ring gas hob with cooker hood above and integrated oven, one and a half bowl sink and drainer, integrated fridge, freezer and dishwasher and washing machine.

Bedroom 10'4 x 11'2

Double glazed window to the front, radiator.

En Suite

5'1 x 6'7 max

Fitted with a shower cubicle, wash hand basin and w.c, heated towel rail, laminate floor.

Bedroom Two 9'7 x 11'3

Double glazed window to the front, radiator.

Bathroom 6'2 x 7'11

Double obscure glazed window to the side, bath, w.c and wash hand basin, radiator, laminate floor.

Garage

With up and over door to the front, power and light. The garage at the property is the only garage underneath the property that has electricity. Wi-Fi has been installed into the garage of the property. 19'10 x 8'2

Additional Information

We have been advised by

the seller of the following:- * Detached property.

* Built in appliances in the kitchen (dishwasher, washing machine/dryer, fridge, freezer and oven) will all be left at the property.

* Hive heating system installed.

* Home alarm/security system installed.

* Blinds (including blackout blinds) will be left at the property.

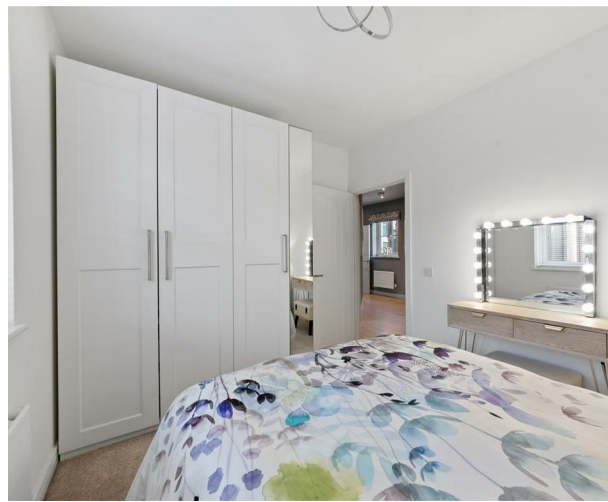
* The garage at the property is the only garage underneath the property that has electricity. Wi-Fi has been installed into the garage of the property.

Tenure

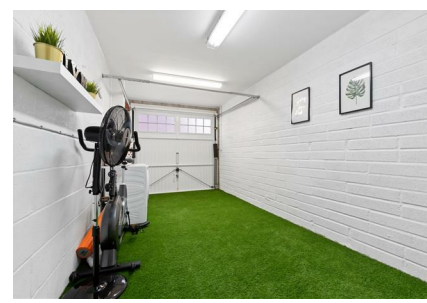
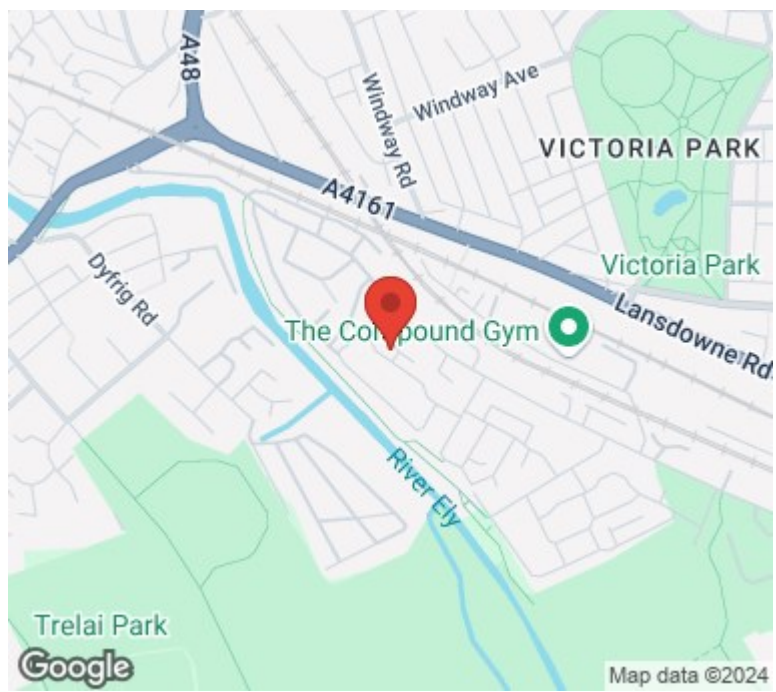
Leasehold - 999 from 2019 £344.31 per annum



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.



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