

# Rhodri Morgan Way

THE MILL, CANTON, CARDIFF, CF11 8GB

**GUIDE PRICE £335,000**

**Hern &  
Crabtree**





# Rhodri Morgan Way

Rhodri Morgan Way is situated within the newly development of The Mill in Canton. Here you'll find a charming and stylish, larger style, three-bedroom mid-terrace house that would make a fantastic first time buy or family home. This wonderful property offers a modern open plan kitchen/diner with french doors that open out to a good size enclosed rear garden, downstairs cloakroom and a separate lounge. On the first floor are three bedrooms, a family bathroom and the main bedroom benefits from an en suite. Outside you'll find a good size rear garden perfect for entertaining and to the front of the property is a two allocated parking spaces.

The local area has a reputable Welsh Primary School (Ysgol Treganna) and there are a few amenities too including a pharmacy and fitness centre. Canton is an extremely vibrant and multicultural area with easily accessible links to Cardiff City Centre. Steeped in history dating back to the thirteenth century, Canton is a prime location for residents who want to be close to the heart of the capital while still enjoying a bit of peace and quiet.

As well as being the home of Welsh football with the Cardiff City Stadium lying on its border, Canton is becoming an increasingly innovative area to live for young and creative professionals. Boasting three large green areas, artisan restaurants and several cultural hubs, Canton is an exciting place to live and visit.



# 904.00 sq ft

## Entrance Hall

Entered via a composite front door, stairs to the first floor with understairs storage, radiator, laminate flooring.

## Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, radiator, tiled floor.

## Living Room

Double glazed window to the front, radiator.

## Kitchen/Diner

Double glazed patio doors and double glazed window to the rear, fitted with a range of wall and base units with worktop over, a four ring gas hob, integrated oven and grill, one and a half bowl stainless steel sink and drainer, space for dishwasher, space for washing machine, radiator, wood laminate flooring.

## First Floor Landing

Stairs rise up from the hallway, access to loft space, storage cupboard.

## Bedroom One

Double glazed window to the rear, fitted wardrobe and drawers, radiator, wood laminate flooring.

## En Suite

Fitted with walk in shower, w.c and wash hand basin, heated towel rail.

## Bedroom, Two

Double glazed window to the front, radiator.

## Bedroom Three

Double glazed window to the front, radiator.

## Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled floor.

## Rear Garden

Enclosed by timber framed fencing, paved patio area, decked and lawn area, garden shed, cold water tap, gate to the rear.

## Front

Flower beds,

## Parking

We have been advised by the seller that there are two allocated parking spaces at the front.

## Tenure and Charges

We have been advised by the seller that the property is freehold. They do pay £200-250 billed per annum for: service charge management fee for grounds maintenance and Riverside Park maintenance. Ground Solutions, A5, Optimum Business Park, Optimum Rd, Swadlincote DE11 0WT, 01283 226293

## Additional Information

There is a great independent gym called 'The Compound' a 5 minute walk away on Paper Mill Road, the same road as The Bone Yard and Motel Nights. Riverside Park is just behind the house with a path along the river, along with picnic benches and wooden climbing frames for children. Victoria Park is a 10 minute walk away, along with a great selection of independent shops just opposite the park.

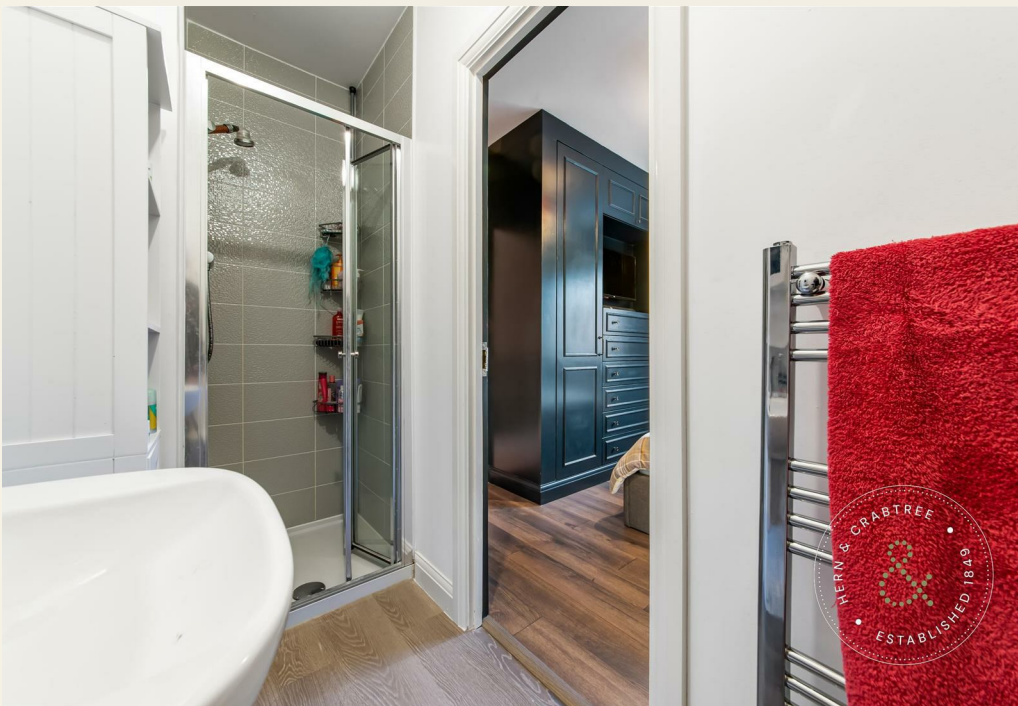
## Disclosure

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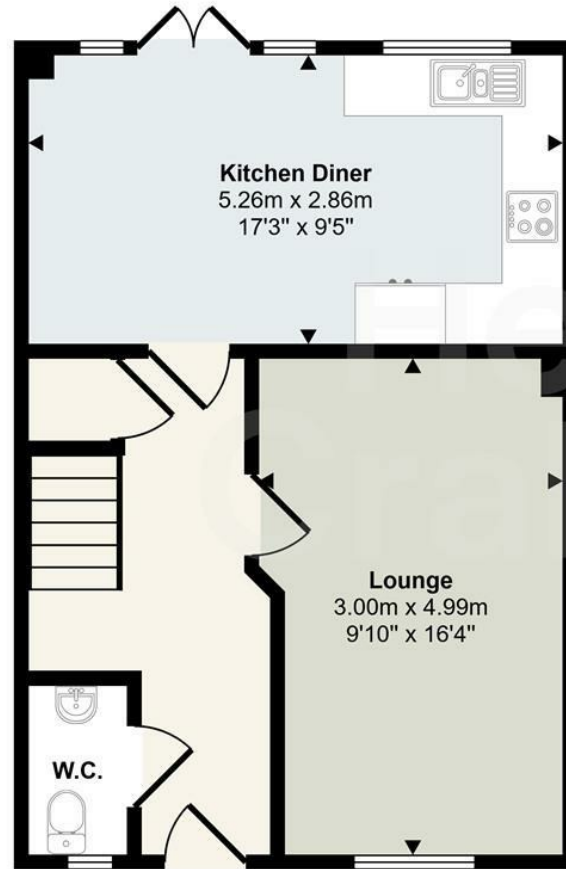
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



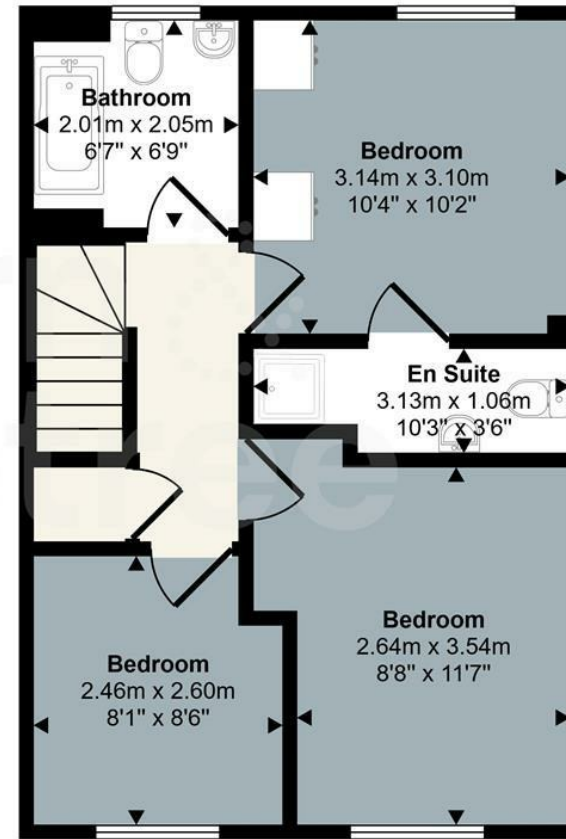




Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft



First Floor  
Approx 42 sq m / 452 sq ft

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 Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	85	
(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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