



45 RHODFA GROES WEN

CARDIFF CF5 2DD

ASKING PRICE OF

**£239,950**



APARTMENT



2



2



2



1

**\*\* MODERN TWO BEDROOM GROUND FLOOR APARTMENT \*\* PARKING SPACE \*\***

A beautifully presented two bedroom ground floor apartment in a modern and select development built by Redrow in 2023. Communal telephone intercom to apartments, communal entrance hallway, ground floor apartment entrance hallway with large storage cupboard, large kitchen/lounge/diner with french doors to Juliet balcony, two good sized bedrooms, primary bedroom with ensuite shower room and a separate modern family bathroom with shower over bath. Gas central heating. Parking space. EPC Rating: B

**LOCATION**

The property is set within Cardiff's prestigious Plasdwr development and is very well placed in terms of local amenities, which include food stores, post office, cafes, bars and restaurants, doctor and dental surgeries, pharmacies, hair salons and churches. There is also a sports and leisure centre (with 25m swimming pool) nearby, plus thriving golf and tennis clubs. The area is served by several day nurseries, plus a range of excellent Primary and Secondary Schools. Being conveniently placed for transport links, commuters will benefit from easy access to Cardiff City Centre & the M4 Motorway.

**ENTRANCE HALLWAY**

Approached via a wood panelled entrance door leading to the spacious entrance hallway. Large double built in storage cupboard. LVT flooring. Radiator.

**LOUNGE/KITCHEN/DINER**

21' 11" x 13' 1" (6.69m x 4.01m)  
A large open plan living space with french doors to the glass framed Juliet balcony. Ample space for seating and dining table. The kitchen is well appointed along two sides in matte finish and woodgrain effect fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring induction hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated washing machine. Matching range of eye level wall cupboards.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

**BEDROOM ONE**

11' 3" x 10' 9" (3.44m x 3.30m)

With two windows to front, a good sized double bedroom. Fitted wardrobes. Door to ensuite. Radiator.

**ENSUITE SHOWER ROOM**

7' 4" x 4' 8" (2.25m x 1.44m)

Quality white suite comprising low level wc, wash hand basin, large shower cubicle. Wall tiling to splash back areas. Electric shaver point. Chrome heated towel rail.

**BEDROOM TWO**

10' 10" x 9' 10" (3.31m x 3.00m)

Aspect to front, a good sized second bedroom. Radiator.

**FAMILY BATHROOM**

7' 7" x 6' 7" (2.32m x 2.02m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above. Tiled splash back. Electric shaver point. Extractor fan. Heated towel rail.

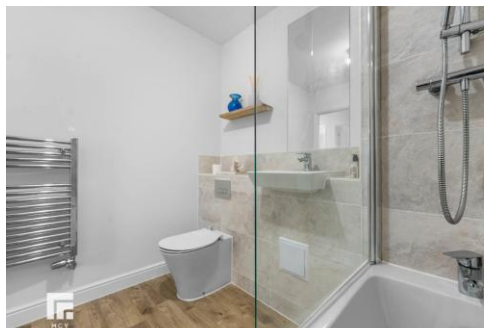
**ADDITIONAL INFORMATION**

Lease 998 Years remaining

Service Charges is estimated £1088 per annum

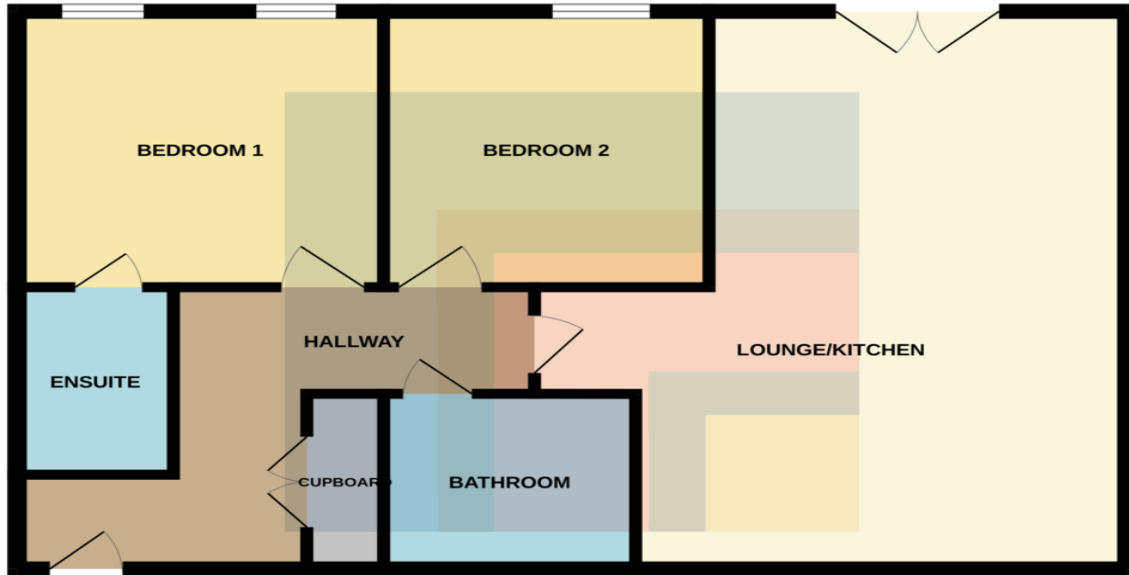


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GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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