



**Rhodfa Crughywel, St. Mellons Cardiff CF3 0FH**

**welcome to**

## **Rhodfa Crughywel, St. Mellons Cardiff**

Modern top-floor apartment in sought-after St Mellons, close to shops, schools and transport links. Features an open-plan lounge/kitchen, two bedrooms, bathroom, gas central heating, double glazing, and allocated parking. Ideal for first-time buyers or investors - viewing recommended.

### **Communal Entrance**

Via a secured communal door into:

### **Communal Hallway**

Stairs rising to flat and individual postal boxes.

### **Entrance**

Via a front door into:

### **Hall**

Two built in storage cupboards, radiator and access to:

### **Lounge Area/ Kitchen Area**

20' 4" x 11' 7" ( 6.20m x 3.53m )

Lounge Area: Double glazed window to side aspect with fitted blind, double glazed patio door with Juliette balcony to rear aspect, radiator, powerpoints and opens to:

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, integrated fridge/freezer, space for washing machine, wall mounted combi boiler, tiled flooring and double glazed window to rear aspect.

### **Bedroom One**

14' 4" x 10' 5" ( 4.37m x 3.17m )

Double glazed window to front aspect and radiator.

### **Bedroom Two**

11' 7" x 7' 7" ( 3.53m x 2.31m )

Double glazed window to side aspect with fitted Venetian blinds and radiator.

### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, partially tiled walls, extractor fan, tiled flooring and double glazed window to front aspect.

### **Outside**

#### **Allocated Parking**

The vendor has advised that the property has an allocated parking space.

#### **Communal Gardens**

Situated in the courtyard.

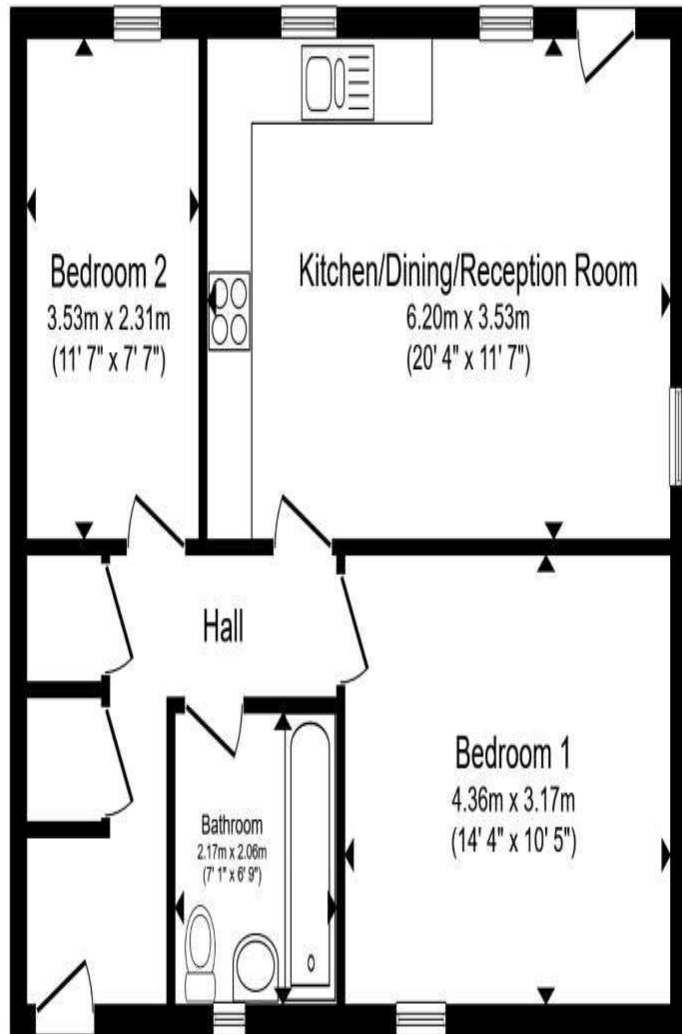
#### **Leasehold Information**

The vendor has advised us of the below:

Length of Lease: Approx. 242 years

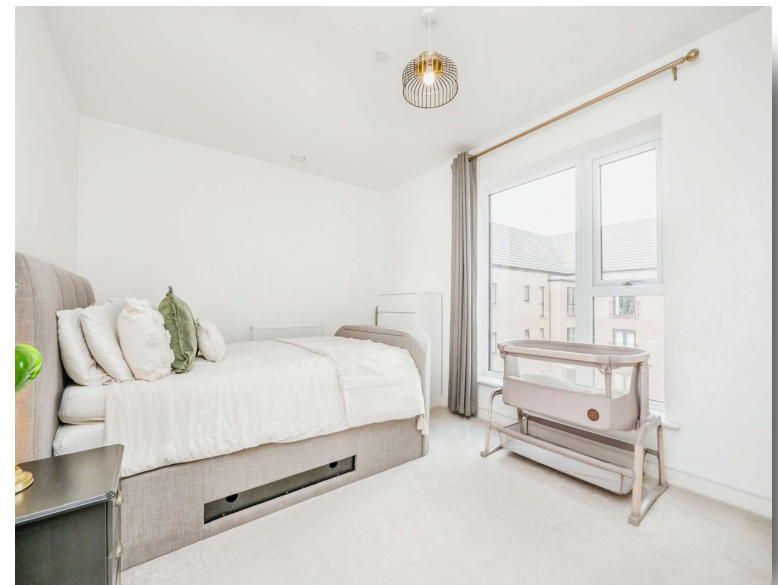
Ground Rent: Approx. £120 per annum

Service Charge: Approx. £1400 per annum



Total floor area 58.5 m<sup>2</sup> (630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Rhodfa Crugywel,  
St. Mellons Cardiff**

- Modern Top Floor Apartment
- Two Bedrooms
- Open Plan Lounge Area/Kitchen Area
- Bathroom
- Double Glazing

Tenure: Leasehold EPC Rating: B  
Council Tax Band: C Service Charge: 1400.00  
Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 29 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£150,000**



view this property online [allenandharris.co.uk/Property/ROA114650](https://allenandharris.co.uk/Property/ROA114650)



Property Ref:  
ROA114650 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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