



# Cardiff Estates & Lettings

SPECIALISING IN PROPERTY SALES & RENTALS



- \* House - Terraced
  - \* 2 Bedrooms
  - \* 1 Bathrooms
  - \* Located in Cardiff
- £1,150 Per Month**



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02920 520 520



This newly renovated two-bedroom home is proudly presented by Cardiff Estates and Lettings and is located within the highly sought-after development of St Mellons.

Ideally positioned close the local supermarket's, the property benefits from excellent amenities on the doorstep and convenient access to the A48, making it perfect for commuters.

The property offers spacious and well-presented accommodation throughout, including a modern fitted kitchen with integrated oven, and a bright, airy living room with patio doors opening onto the enclosed rear garden. The contemporary bathroom is fitted with a shower over bath. There are two well-proportioned bedrooms, comprising one double and one small double.

Has a driveway for one car.

Externally, the property benefits from a private rear garden with patio area and secure fenced perimeter. The décor is finished in neutral tones throughout, complemented by clean, well-maintained flooring.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**Property Ref: 17878558**

**Tax Band: C**

**Energy Efficiency Rating: C**

27 Caerphilly Road,  
Cardiff  
CF14 4AD

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