

Rhodfa Crughywel

ST. MELLONS, CARDIFF, CF3 0FJ

GUIDE PRICE £270,000

**Hern &
Crabtree**



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Set within a modern residential development in the heart of St Mellons, this beautifully presented mid terrace home offers bright, well balanced accommodation that is perfectly suited to first time buyers, young families and those looking to downsize without compromise. Thoughtfully arranged across two floors, the property combines practical living with a welcoming atmosphere, while the enclosed rear garden and private driveway provide the convenience that so many buyers seek.

The ground floor has been designed with modern lifestyles in mind, featuring an impressive open plan kitchen, dining and living space that naturally becomes the heart of the home. Large windows and French doors draw in excellent natural light while providing a seamless connection to the rear garden, creating an ideal setting for everyday family life as well as entertaining friends. Upstairs are three comfortable bedrooms together with a well appointed family bathroom offering both a separate shower and bath.

Outside, the rear garden has been designed for low maintenance enjoyment with a generous patio, artificial lawn, decked seating area and useful garden shed, providing an attractive space to relax throughout the year. To the front, the property benefits from off road parking together with a useful external storage shed.

St Mellons continues to be one of Cardiff's most popular residential locations, offering an excellent balance between city convenience and suburban living. A wide range of local shops, supermarkets, cafés and everyday amenities are all within easy reach, while nearby schools make the area particularly appealing for families. Green open spaces, walking routes and local parks provide plenty of opportunities for outdoor recreation. Excellent road connections via the A48 and M4 allow straightforward travel across Cardiff and beyond, with regular public transport links offering convenient access into the city centre, making this an ideal home for commuters and families alike.



Entrance Hall

Double glazed composite entrance door incorporating obscure glazed panels and matching full height side panel. Stairs rising to the first floor. Useful under stairs storage cupboard. Utility cupboard with plumbing and space for a washing machine and tumble dryer. Radiator. Laminate flooring.

Cloakroom

Wash hand basin and close coupled WC. Radiator. Continuation of the laminate flooring.

Open Plan Kitchen, Dining and Living Room

Double glazed window to the front elevation. Double glazed window to the rear together with double glazed French doors opening onto the rear garden, flooding the room with natural light.

Kitchen Area

Fitted with a range of wall and base units incorporating cupboards and drawers with laminate work surfaces over. Stainless steel one and a half bowl sink unit with mixer tap. Four ring integrated gas hob with extractor above. Integrated electric oven and grill. Integrated fridge, freezer and dishwasher. Cupboard housing the combination boiler. Tiled flooring.

Living and Dining Area

A spacious and versatile reception space with ample room for both lounge and dining furniture. Two radiators. Laminate flooring.

First Floor Landing

Access to loft space. Built in airing/storage cupboard. Radiator. Timber balustrade.

Bedroom One

Double glazed window to the front elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Family Bathroom

Panel bath with tiled surround. Separate walk in shower enclosure. Wash hand basin. Close coupled WC. Heated towel radiator. Tiled flooring.

Front Garden & Parking

The property is approached via a shared paved driveway leading to a private off road parking space. There is a paved and decorative gravel frontage together with a covered entrance beneath the first floor overhang. A useful external storage shed and gated side access provide practical storage for bins and outdoor equipment.

Rear Garden

An enclosed, low maintenance rear garden enjoying a paved seating area immediately outside the property, ideal for outdoor dining. The remainder is predominantly laid with artificial lawn, complemented by timber fencing to the boundaries. A decked seating area is positioned to one corner, while a gravelled section houses a useful garden shed.

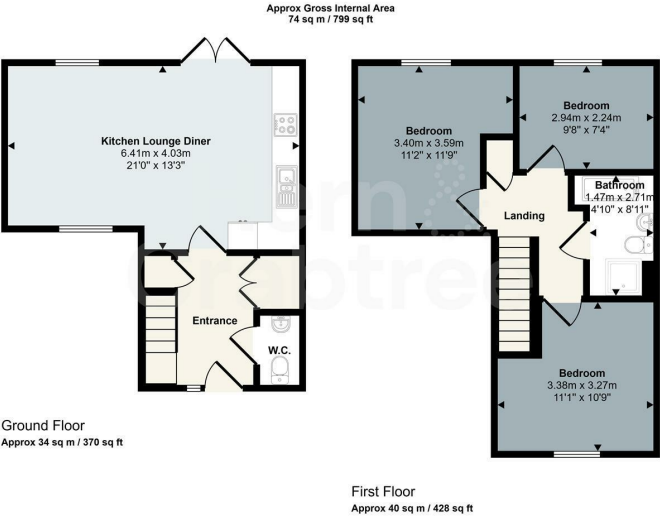
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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer, after their offer is accepted in order to proceed with the sale. Details can be found on our website.



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