



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

**welcome to**

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

A well presented three bedroom mid terraced home, set in the popular location of Rhodfa Crughywel, St Mellons within easy access to local schools, local amenities, bus routes and shops. Public transport links provide access to Cardiff City Centre as well as by car. Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hallway**

Stairs rising to first floor, lvt flooring, built in understairs storage with hanging pull out and storage boxes, utility cupboard with space for washing machine, electric fusebox and shelving and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator and lvt flooring.

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

21' 10" x 14' 1" ( 6.65m x 4.29m )

Lounge Area: Double glazed windows to front and rear aspect and two radiators.

Kitchen/ Dining Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven, cooker hood, integrated dishwasher and fridge/freezer, powerpoints, wall mounted combi boiler, bespoke timber breakfast bar with shelving and double glazed French doors providing access to rear aspect.

### **First Floor**

#### **Landing**

Loft hatch with ladder, built in storage cupboard, radiator and doors providing access to:

#### **Bedroom One**

12' 8" x 12' ( 3.86m x 3.66m )

Double glazed window to front aspect, radiator, powerpoints, fitted wardrobe with sliding doors and access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, extractor fan, tiled flooring and heated towel rail.

#### **Bedroom Two**

11' 6" x 10' 1" ( 3.51m x 3.07m )

Double glazed window to rear aspect, wood panelled wall, radiator and powerpoints.

#### **Bedroom Three**

10' x 7' 5" ( 3.05m x 2.26m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bathroom**

6' 4" x 4' 2" ( 1.93m x 1.27m )

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, extractor fan, tiled flooring and heated towel rail.

### **Outside**

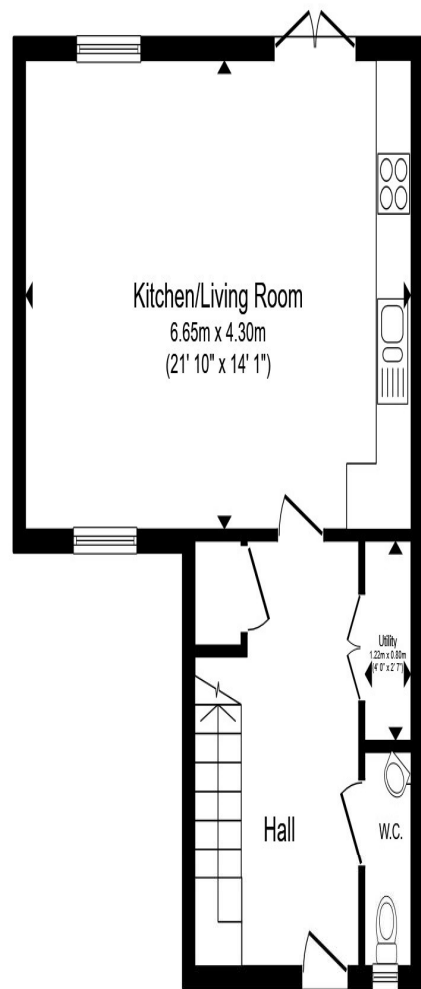
#### **Front**

Planted area with path leading to front entrance and single drive providing off street parking.

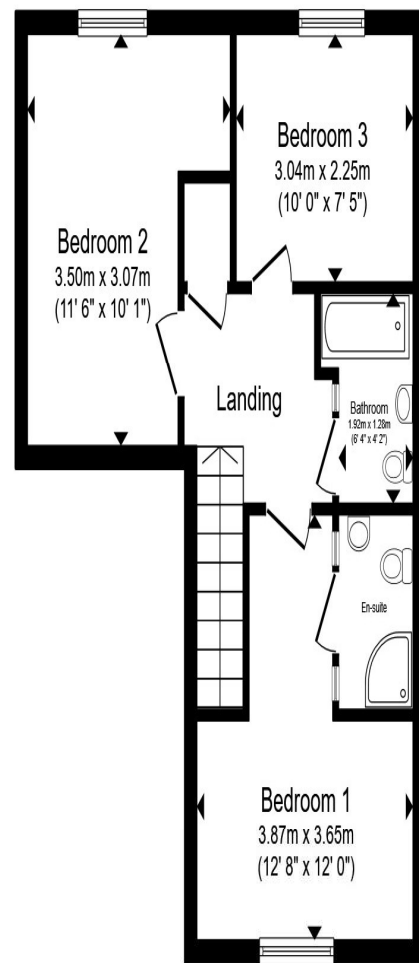
#### **Rear Garden**

Enclosed with patio area, decking, area laid to lawn, stone chipping area, outside tap, outside socket and wooden shed to remain.





**Ground Floor**



**First Floor**

Total floor area 84.8 m<sup>2</sup> (913 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 Crugbywel,**  
**St. Mellons Cardiff**

- Mid Terraced Home
- Three Bedrooms
- Open Plan Lounge/Dining/Kitchen Area
- Downstairs WC
- Fitted Bathroom
- Enclosed Rear Garden
- Drive Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

**£270,000**



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Property Ref:  
ROA114558 - 0002

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