

Rhodfa Groes Wen

CWRT SAINT IOAN, CARDIFF, CF5 2DD

GUIDE PRICE £250,000

**Hern &
Crabtree**



Rhodfa Groes Wen

A stunning top-floor apartment, complete with a private outdoor balcony, enviably positioned in the corner of this quiet cul-de-sac on Rhodfa Groes Wen, within the highly sought-after Cwrt Saint Ioan development, built by Redrow. Situated on the cusp of Radyr, this stylish and beautifully appointed apartment is ready for the next occupier to move straight in, making it an ideal first-time purchase.

The accommodation briefly comprises a communal entrance with stairs leading to the top floor, welcoming hallway, and a superb open-plan kitchen, dining and sitting area featuring French doors opening onto the private balcony.

There are two generously proportioned double bedrooms, with bedroom one benefiting from a stylish en-suite shower room, along with a contemporary family bathroom. Further benefits include an allocated parking space.

Rhodfa Groes Wen is located on the newly build development of Plasdwr and is positioned close to bus links to the city centre and is within easy reach of Radyr and Danescourt railway stations. There is also the benefit from a range of excellent schools in the area, highly sought after for growing families. Radyr's amenities include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician and restaurant. Be quick and book early!



Approx 752.00 sq ft

Entrance

Entered via a security entrance door into a shared hallway.

Hallway

Large storage cupboard. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed, w/c and wash hand basin. Heated towel rail. Tiled splashbacks. Laminate flooring.

Bedroom One

Double glazed window to the front. Radiator. Built in wardrobe. Door to en-suite.

En-Suite

Shower, w/c and wash hand basin. Tiled splashbacks. Heated towel rail. Laminate flooring.

Bedroom Two

Double glazed French doors leading to a Juliette balcony. Radiator.

Kitchen/Dining Room/Lounge

Double glazed French doors to the front leading to a balcony. Two double glazed windows to the side. Radiator. Wood flooring. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated four ring induction hob, double oven and grill. Integrated fridge, freezer and washing machine. Cupboard housing the combi boiler.

Parking

Allocated parking space outside the flat - space 9B

Tenure and additional information

We have been advised by the seller that the property is leasehold and the council tax band is C. Leasehold from 2023 999 Years, with 995 years 8 months remaining

Western Permanent Property Limited
46 Whitchurch Road, Cardiff, CF14 3LX
029 2023 5151
info@wppm.com

• A monthly management fee of £111 payable to Western

Permanent for the apartment block.

• A new estate-wide service charge payable to Plasdwr Management Company Limited (managed by Cooke & Arkwright) for the maintenance of communal open spaces and landscaping. The charge for the current partial year (2026/27) is £111. The full annual charge for future years is still being finalised as more land is transferred to the management company, and will be reviewed annually.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

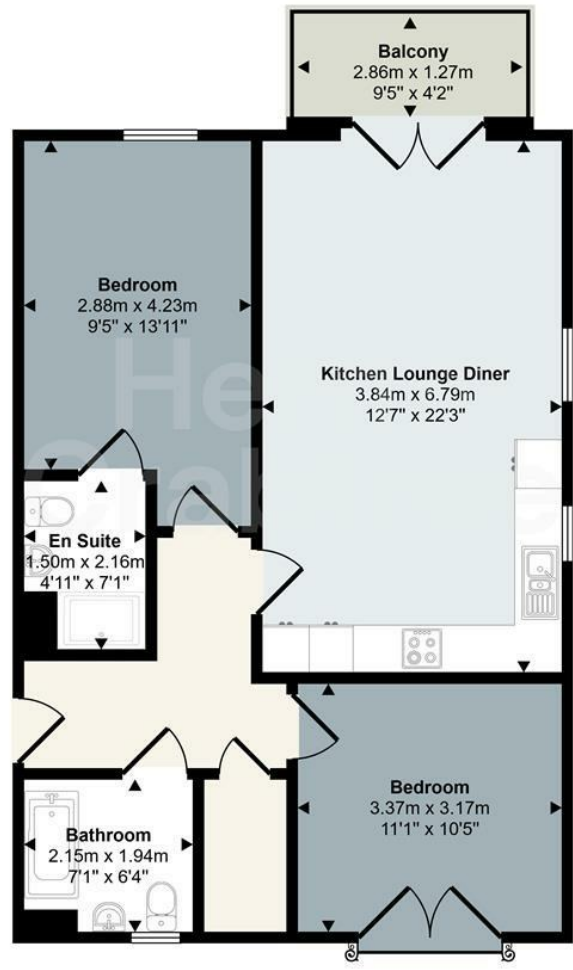
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: C





Approx Gross Internal Area
70 sq m / 752 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	84	84
(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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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