



Rhodfa Crughywel, St. Mellons Cardiff CF3 0FH

welcome to

Rhodfa Crughywel, St. Mellons Cardiff

Stylish three-bedroom mid-terrace home in sought-after St Mellons, featuring open-plan living, off-road parking, and excellent access to local amenities, schools, and Cardiff City Centre. Viewing highly 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

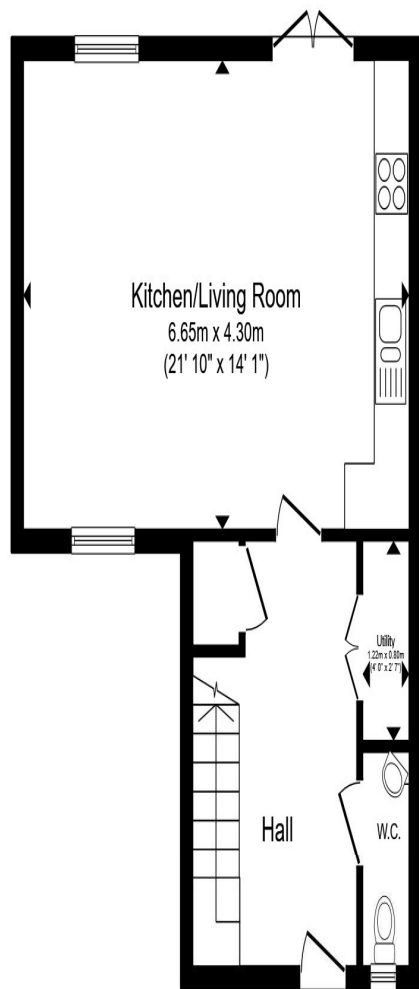
Enclosed with patio area, decking, area laid to lawn, stone chipping area, outside tap, outside socket and wooden shed to remain.

Agents Note

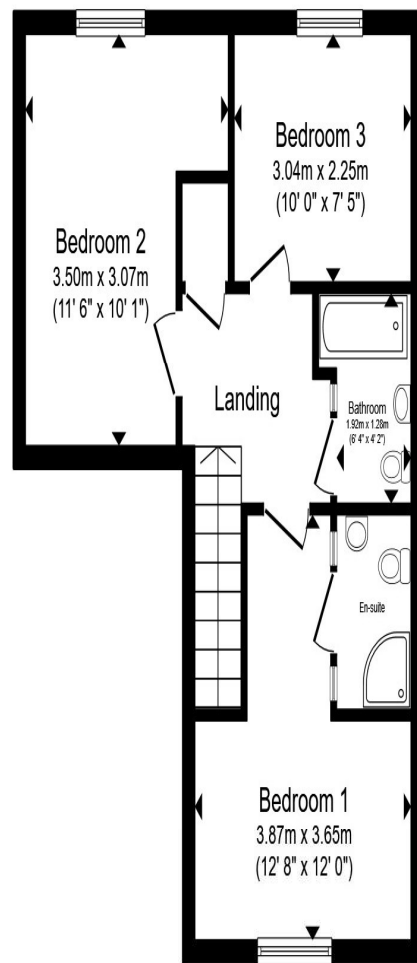
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor

Total floor area 84.8 m² (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



welcome to
Rhodfa Crughywel,
St. Mellons Cardiff

- Mid Terraced Home
- Three Bedrooms
- Open Plan Lounge/Dining/Kitchen Area
- Downstairs WC
- Fitted Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/ROA114558



Property Ref:
ROA114558 - 0004

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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