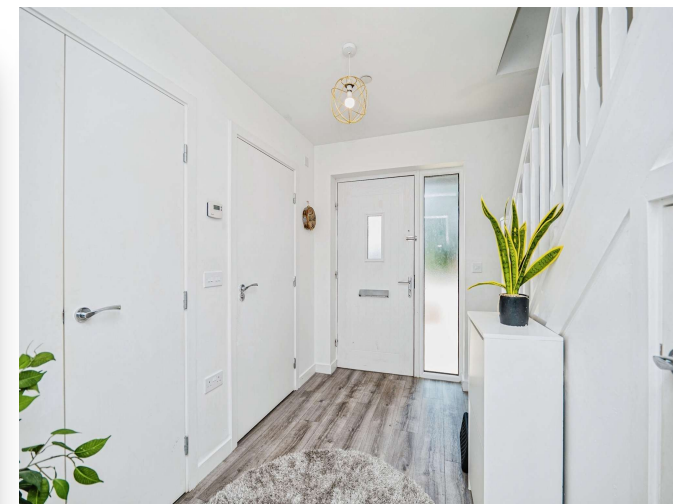




Rhodfa Crughywel, St. Mellons Cardiff CF3 0FJ

welcome to

Rhodfa Crughywel, St. Mellons Cardiff

A three-bedroom mid-terrace family home in the sought-after area of St Mellons, offering open-plan living, an en-suite to the principal bedroom, off-road parking, and excellent access to local amenities and Cardiff City Centre. Early viewing recommended.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stair rising to first floor, cupboard and doors providing access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator and double glazed window to front aspect.

Living/Dining/Kitchen Area

22' 4" x 14' 5" (6.81m x 4.39m)

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 and double glazed French doors providing access to rear aspect.

First Floor

Landing

Loft hatch, built in cupboard and doors providing access to:

Bedroom One

11' 10" x 8' 2" (3.61m x 2.49m)

Double glazed window to front aspect, radiator, powerpoints and access to:

En-Suite

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

Bedroom Two

11' 10" x 11' 10" (3.61m x 3.61m)

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Three

9' 10" x 7' 3" (3.00m x 2.21m)

Double glazed window to rear aspect, radiator and powerpoints.

Bathroom

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

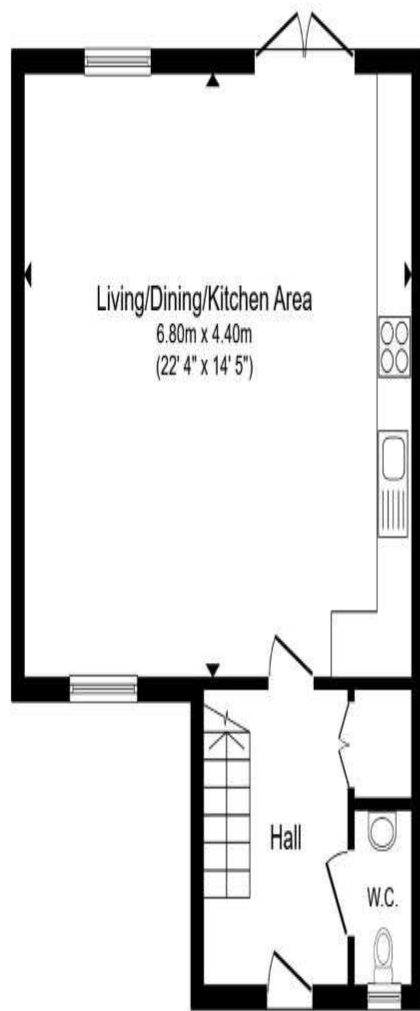
Outside

Front

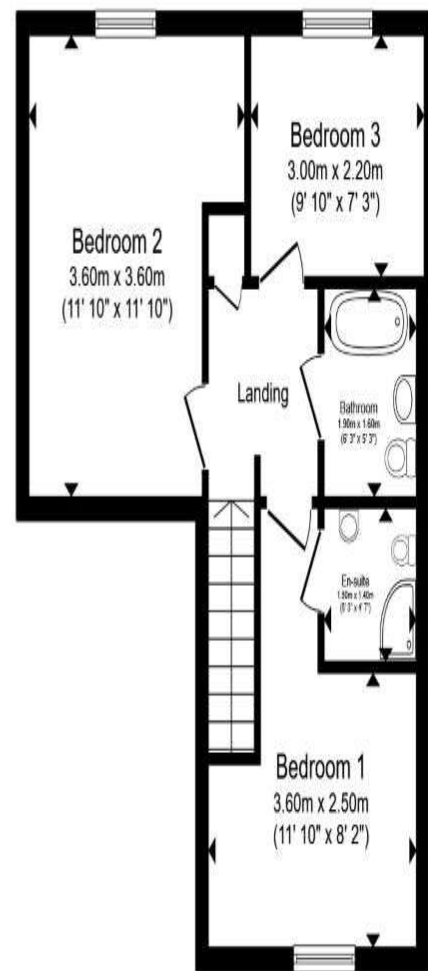
Area laid to lawn with path leading to front entrance and driveway to side providing off street parking.

Rear Garden

Enclosed with paved patio area, astro turf and planted shrubs



Ground Floor



First Floor

Total floor area 90.1 m² (970 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 Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Open Plan Living/Dining/Kitchen Areas
- First Floor Bathroom and Downstairs WC

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

£270,000



view this property online allenandharris.co.uk/Property/ROA114951



Property Ref:
ROA114951 - 0002

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