



Rhodfa Crughywel, St. Mellons Cardiff CF3 0FJ

welcome to

Rhodfa Crughywel, St. Mellons Cardiff

Modern top-floor apartment in sought-after St Mellons, close to shops, schools and transport links. Features an open-plan lounge/kitchen, two bedrooms, bathroom, gas central heating, double glazing, and allocated parking. Ideal for first-time buyers or investors - viewing recommended.

Communal Entrance

Via a secured communal door into:

Communal Hallway

Stairs rising to flat and individual postal boxes.

Entrance

Via a front door into:

Hall

Two built in storage cupboards, radiator and access to:

Lounge Area/ Kitchen Area

20' 11" x 11' 10" (6.38m x 3.61m)

Lounge Area: Double glazed window to rear aspect, double glazed patio door with Juliette balcony to rear aspect, radiator, powerpoints and opens to:

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, integrated fridge/freezer, space for washing machine, wall mounted combi boiler, tiled flooring and double glazed window to side aspect.

Bedroom One

14' 7" x 10' 6" (4.45m x 3.20m)

Double glazed window to side aspect, radiator loft hatch and double glazed French doors with Juliette balcony to front aspect.

Bedroom Two

11' 11" x 6' 11" (3.63m x 2.11m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, partially tiled walls, heated towel rail, built in cupboard, tiled flooring and double glazed window to front aspect.

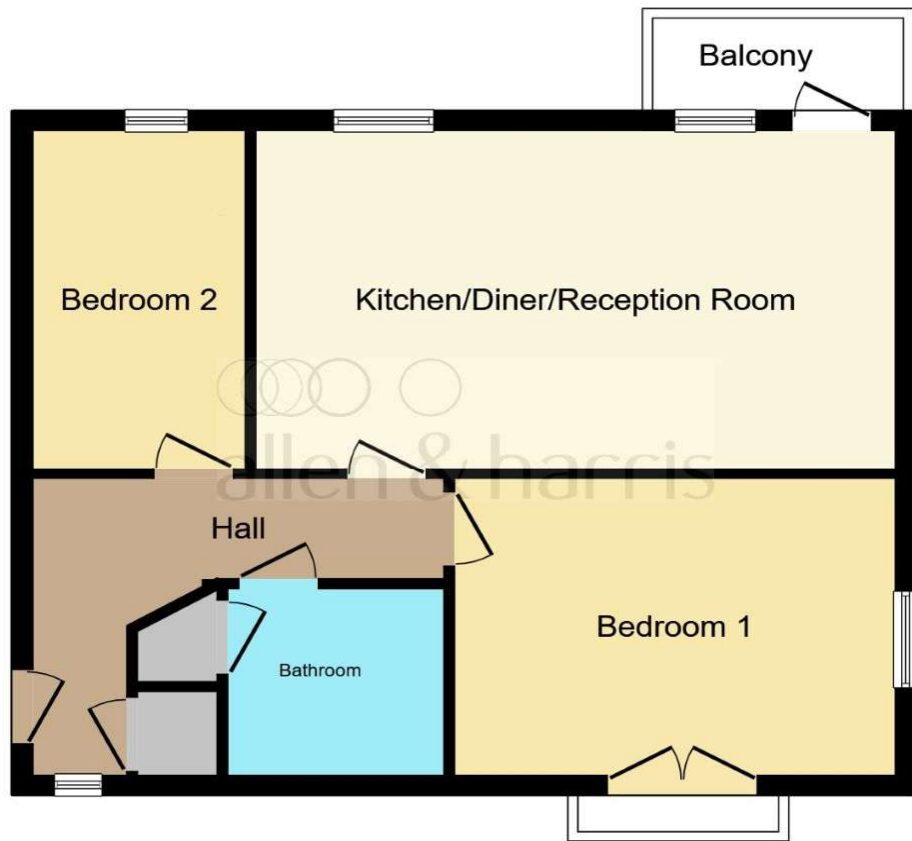
Outside

Allocated Parking

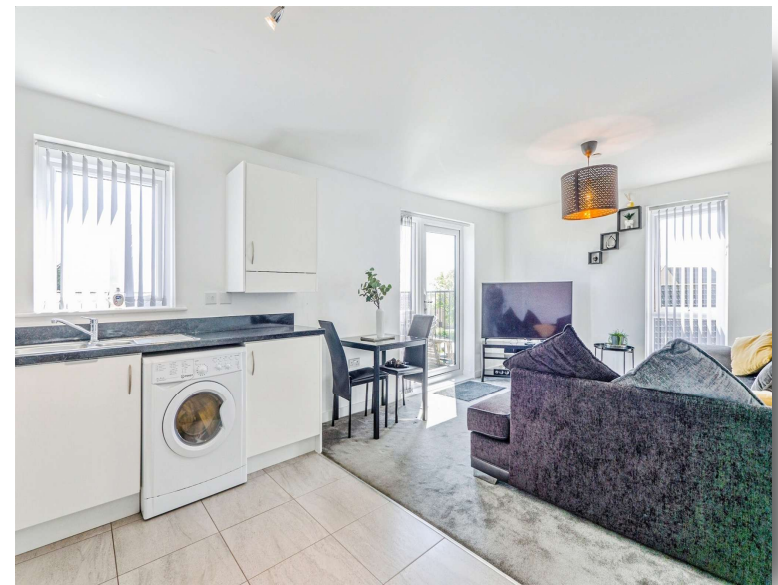
The vendor has advised that the property has an allocated parking space.

Communal Gardens

Situated in the courtyard.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Rhodfa Crughywel,
St. Mellons Cardiff

- Modern Top Floor Apartment
- Two Bedrooms
- Open Plan Lounge Area/Kitchen Area
- Bathroom
- Double Glazing

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£150,000



view this property online allenandharris.co.uk/Property/ROA114774



Property Ref:
ROA114774 - 0003

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