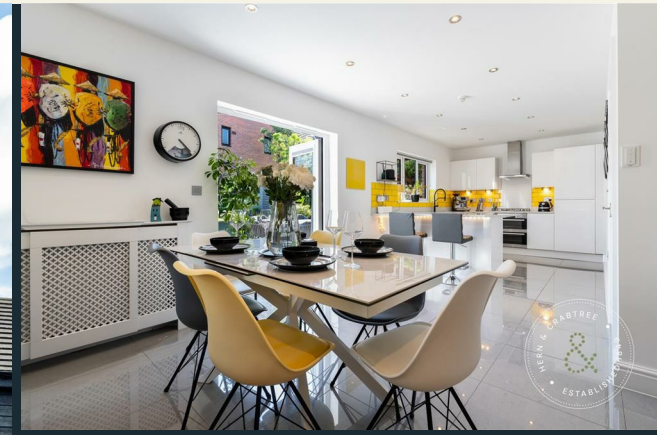


Rhodfa Lewis, Old St Mellons, Cardiff

Guide Price £599,950

**Hern &
Crabtree**



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

Key Features

- Exceptional Detached House - Charles Church
- Two En Suites & Family Bathroom
- South Facing Landscaped Gardens
 - Cloakroom and Utility Room
- Solar Panels & Battery Storage
- Five Double Bedrooms
- Double Integral Garage and Double Driveway
- Open Plan Kitchen / Diner
 - Cul De Sac Location
- Electric EV Charging Point

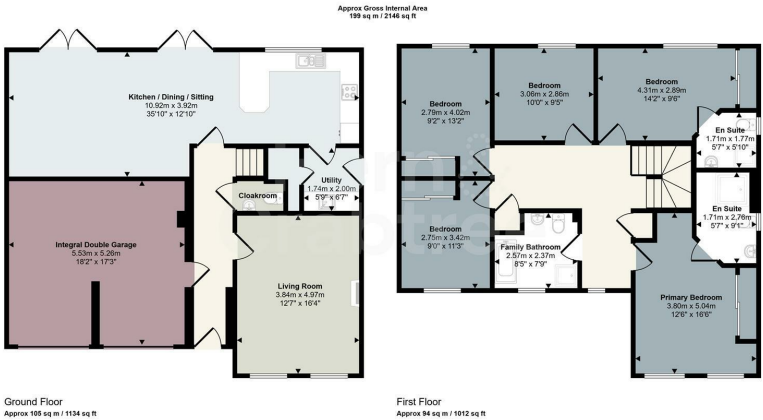
Occupying a peaceful cul de sac within the desirable St Edeyrns Village, Old St Mellons, this exceptional five double bedroom detached home has been thoughtfully upgraded to create an elegant family residence of remarkable quality. Immaculately presented throughout, every improvement has been carefully considered, blending stylish interiors with practical living and outstanding energy efficiency. Owned solar panels with triple battery storage, an A Rated EPC and an impressive range of upgrades combine to create a home designed for modern family life.

Natural light fills the beautifully balanced accommodation, where bespoke fitted blinds, quality finishes and carefully chosen materials create a warm and welcoming atmosphere. At the heart of the home is a superb open plan kitchen, dining and sitting room, thoughtfully designed for everyday living and entertaining alike. Two sets of French doors open onto the beautifully landscaped south facing garden, creating a seamless connection between inside and out.

The accommodation continues with five genuine double bedrooms, including an impressive primary suite with a luxurious Porcelanosa en suite featuring underfloor heating, together with a second en suite, stylish family bathroom and an integral double garage with electrically operated doors. A 7kW electric vehicle charging point further complements the exceptional specification.

Beyond the property, St Edeyrns Village has established itself as one of Cardiff's desirable modern communities, combining attractive green spaces with excellent everyday convenience. A picturesque riverside footpath is just moments from the property, while a local convenience store, primary school, children's park and community facilities are all within easy walking distance. The refurbished Unicorn Public House is around ten minutes away on foot, with regular bus services, excellent access to the A48 and M4 via Cardiff Gate, and Cardiff city centre approximately twenty minutes away

Approx 2145.00 sq ft



Council Tax Band: F



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	97
(81-91) B		
(69-80) C		
(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	