

Rhodri Morgan Way

THE MILL, CANTON, CARDIFF, CF11 8GD

GUIDE PRICE £265,000

**Hern &
Crabtree**



Rhodri Morgan Way

A bright and spacious two double bedroom end-of-terrace house with located on this popular development on The Mill in Canton. Tastefully decorated throughout with lovely rear garden and an allocated parking space, this property will certainly be popular with first time buyers and investors!

The accommodation briefly comprises: entrance hall, cloakroom, modern kitchen/diner and a bright lounge with French doors opening onto the rear garden. To the first floor are two spacious double bedrooms and a family bathroom.

Externally, the property further benefits from an enclosed rear garden along with an allocated parking space to the front.

Rhodri Morgan Way is ideally positioned within walking distance of the highly regarded Ysgol Treganna and offers excellent access to Canton, Pontcanna and Victoria Park, all renowned for their excellent selection of independent shops, cafés and eateries.



671.00 sq ft

Entrance Hall

Entered via a pvc front door, stairs to the first floor, fuse box, radiator.

Cloakroom

Fitted with w.c and wash hand basin, radiator, laminate flooring.

Living Room

Double glazed patio doors to the rear garden, radiator.

Kitchen/Dining Room

Double glazed window to the front, fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob with integrated electric oven and grill, space and plumbing for a washing machine and a dishwasher, radiator, laminate flooring.

First Floor Landing

Stairs rise up from the hall, radiator, access to loft space.

Bedroom One

Double glazed window to the rear, radiator.

Bedroom Two

Twin double glazed windows to the front, radiator, built in cupboard.

Bathroom

Fitted with bath with shower over, w.c and wash hand basin, radiator, tiled walls, laminate flooring.

Garden

Enclosed by timber fencing, gate to the side, paved and lawn area.

Front

Tenure And Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - B

Council Tax - D

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

Charges

We have been advised the seller pays approximately £ 250 billed per annum for: Estate maintenance approx £140-180 and local park approx 80-



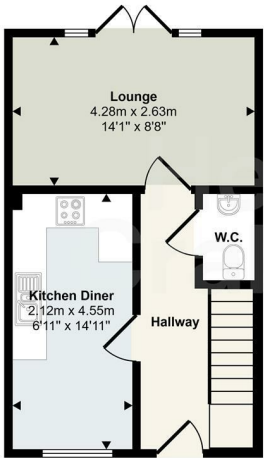
Good old-fashioned service with a modern way of thinking.



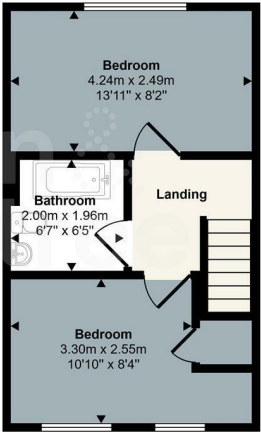
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
62 sq m / 671 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft



First Floor
Approx 31 sq m / 333 sq ft

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.

