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CARDIFF

VALE

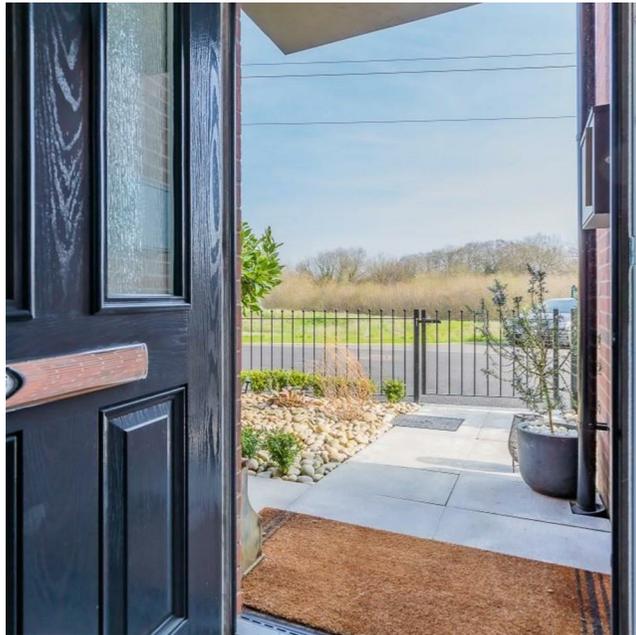
CAERPHILLY

BRISTOL



*Rhodfa Leonard*

OLD ST. MELLONS



*A beautifully presented three bedroom home that offers space and style. Great transport links and ready to move in.*

Comments by Ms Nadia Refae



**Property Specialist**

**Ms Nadia Refae**

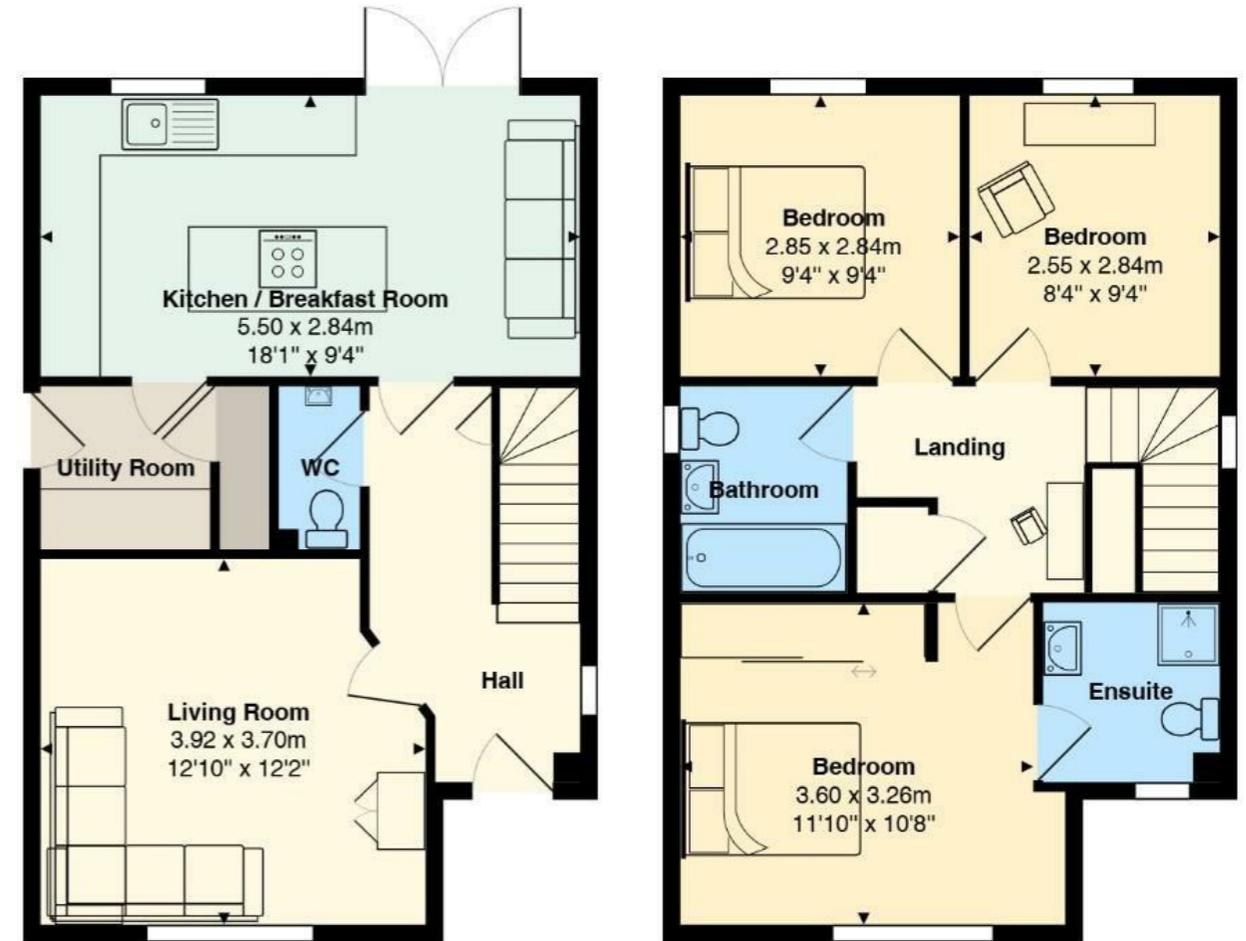
Valuer

nadia@jeffreygross.co.uk



Comments by the Homeowner

## Rhodfa Leonard



Total Area: 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Rhodfa Leonard

Old St. Mellons, Cardiff, CF3 6YW

Asking Price

£375,000



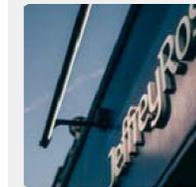
3 Bedroom(s)



2 Bathroom(s)



944.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled in the charming area of Rhodfa Leonard in Old St. Mellons, Cardiff, this beautifully presented three-bedroom detached house offers a perfect blend of comfort and style. Spanning an impressive 944 square feet, this property is move-in ready, making it an ideal choice for families or individuals seeking a welcoming home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The separate utility room adds convenience, making household chores more manageable.

The three well-appointed bedrooms offer a peaceful retreat, ensuring a restful night's sleep. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the property boasts a driveway, providing off-road parking and enhancing the overall appeal. The surrounding area is known for its friendly community atmosphere and convenient access to local amenities, making it a desirable location for those looking to settle in Cardiff.

This delightful home is not just a property; it is a place where memories can be made. With its attractive features and prime location, it presents an excellent opportunity for anyone looking to embrace a comfortable lifestyle in Old St. Mellons. Don't miss the chance to make this house your home.



<b>Hall</b>	<b>Tenure</b>
<b>Living Room 12'10" x 12'1" (3.92 x 3.70)</b>	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
<b>Utility Room</b>	<b>School Catchment</b>
<b>W/C</b>	My English medium primary catchment area is Old St Mellons COMMUNITY
<b>Kitchen/Breakfast Room 18'0" x 9'3" (5.50 x 2.84)</b>	My English medium secondary catchment area is Eastern High School
<b>Utility Room</b>	My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes
<b>Landing</b>	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern
<b>Master Bedroom 11'9" x 10'8" (3.60 x 3.26)</b>	<b>EPC</b>
<b>Ensuite</b>	B
<b>Bathroom</b>	<b>Council Tax</b>
<b>Bedroom Two 9'4" x 9'3" (2.85 x 2.84)</b>	E
<b>Bedroom Three 8'4" x 9'3" (2.55 x 2.84)</b>	



