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CARDIFF

VALE

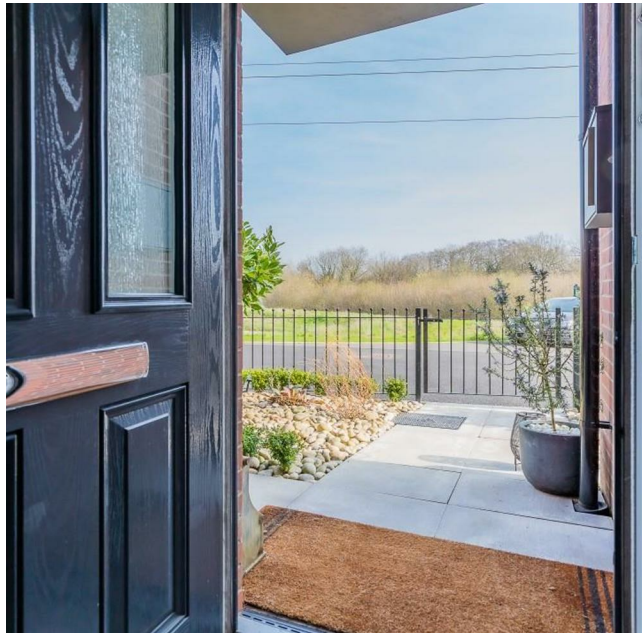
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Rhodfa Leonard

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



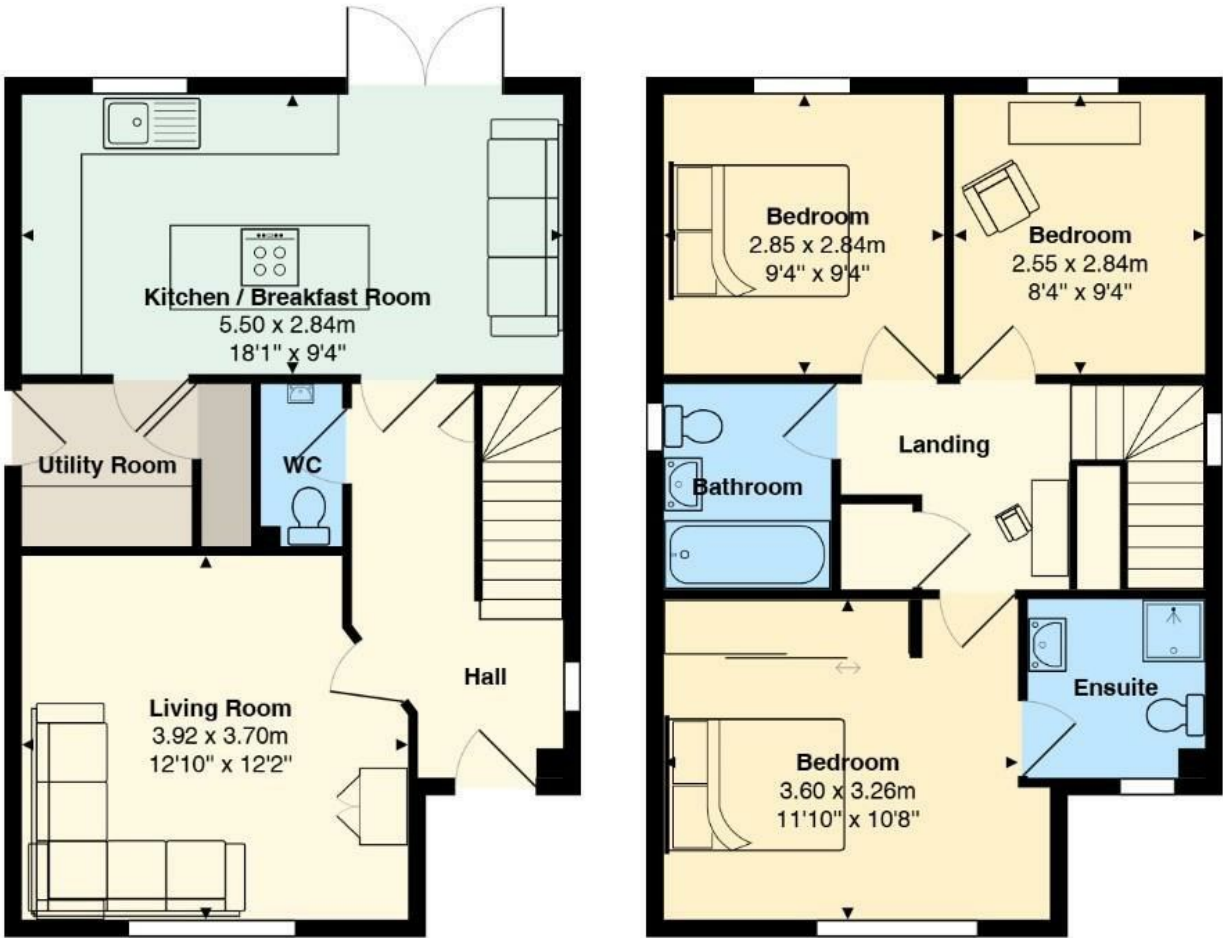
Property Specialist
Ms Nadia Refae
Valuer

nadia@jeffreygross.co.uk



Comments by the Homeowner

Rhodfa Leonard



Total Area: 87.7 m² ... 944 ft²

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.



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 	

