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CARDIFF

VALE

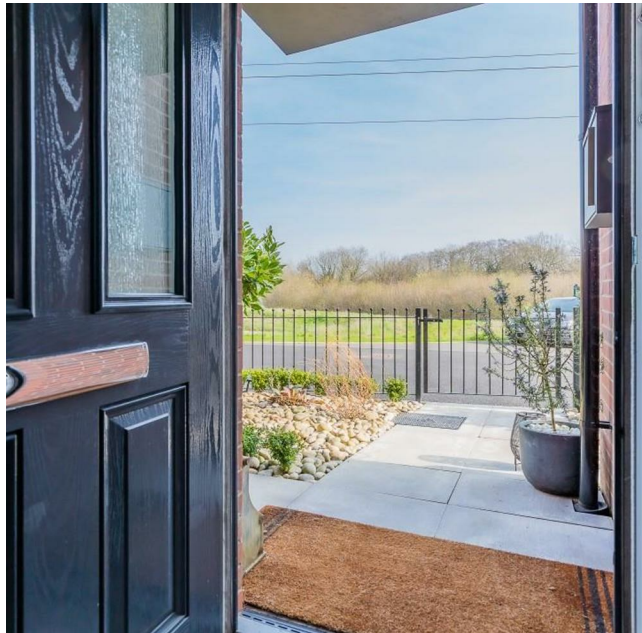
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BRISTOL



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

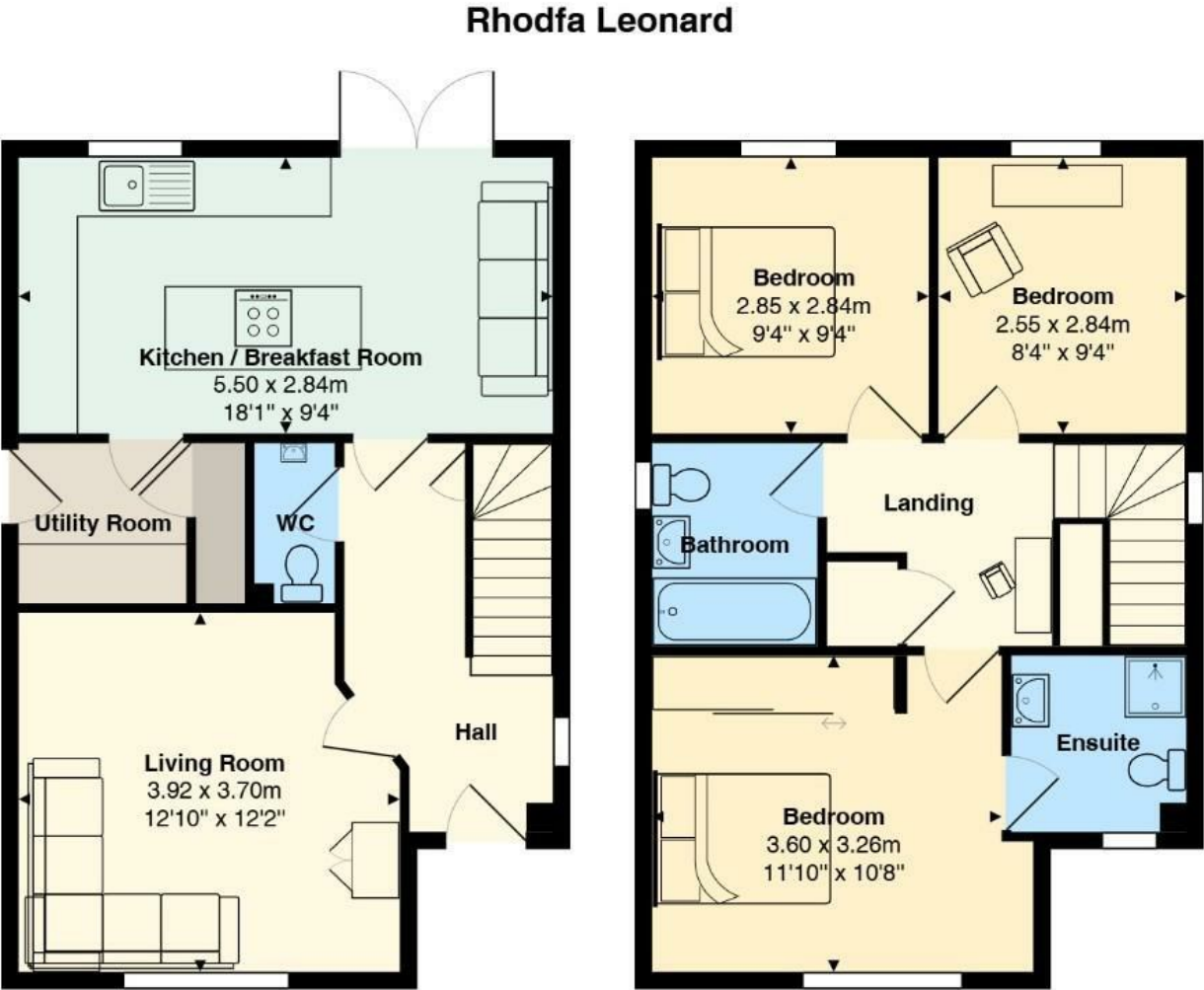


Property Specialist
Ms Nadia Refae
Valuer

nadia@jeffreygross.co.uk



Comments by the Homeowner



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.

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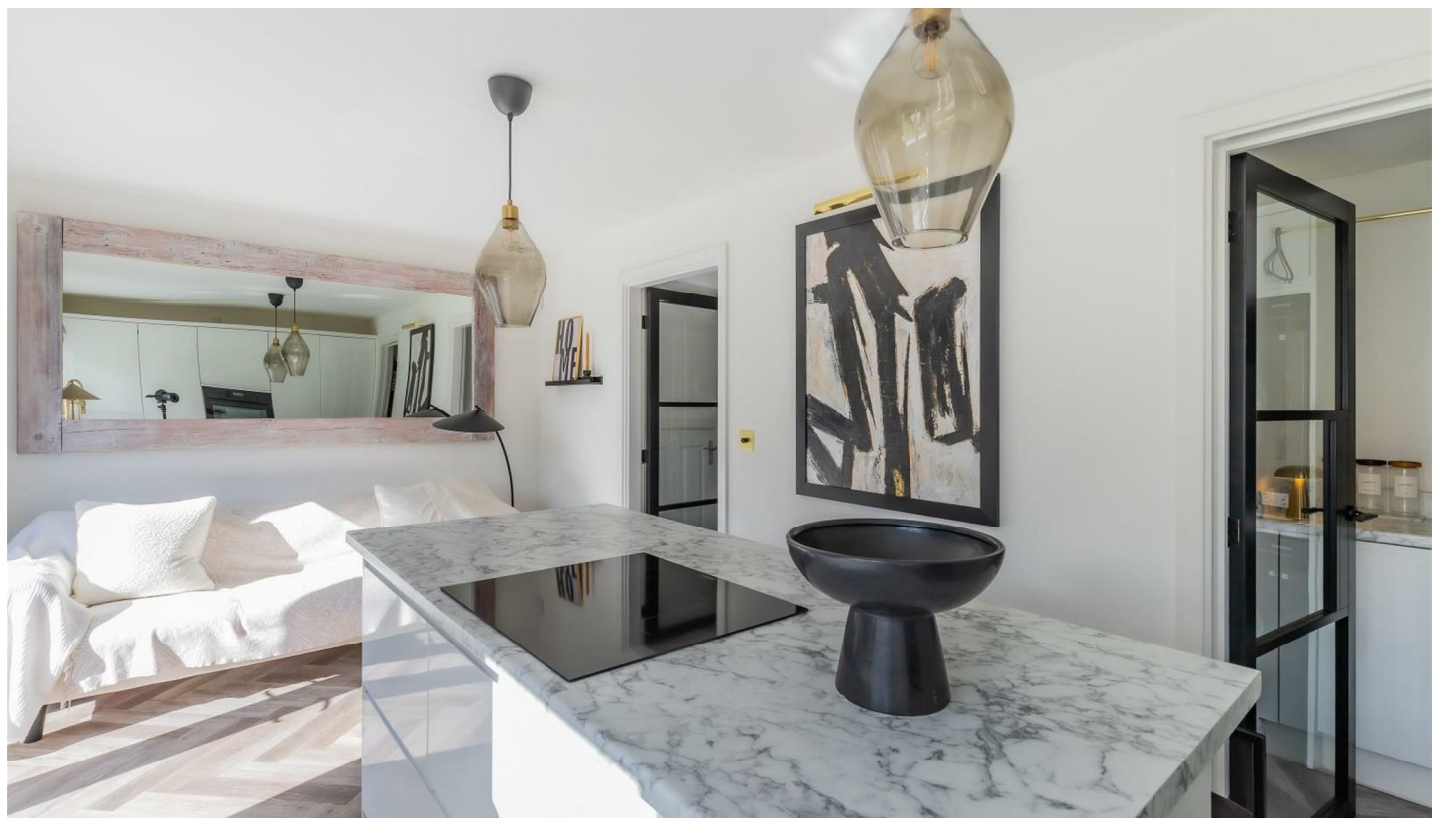
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Hall	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Living Room 12'10" x 12'1" (3.92 x 3.70)	School Catchment My English medium primary catchment area is Old St Mellons COMMUNITY
Utility 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

