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CARDIFF VALE CAERPHILLY BRISTOL

Rhodfa Hughes

OLD ST. MELLONS

A beautifully presented 3 bedroom detached home with a large landscaped garden, one not to be missed!

Comments by Ms Nadia Refae

Property Specialist

Ms Nadia Refae

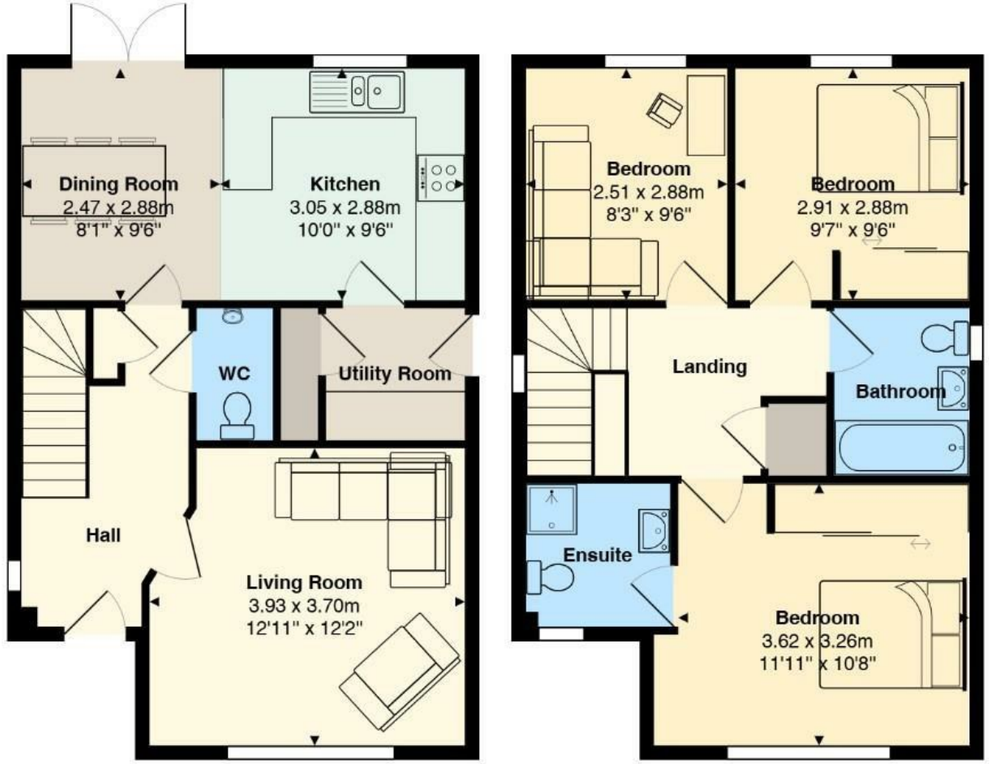
Valuer

nadia@jeffreyross.co.uk

Great area and the garden sold me on the home it gets the sun from sunrise to senset.

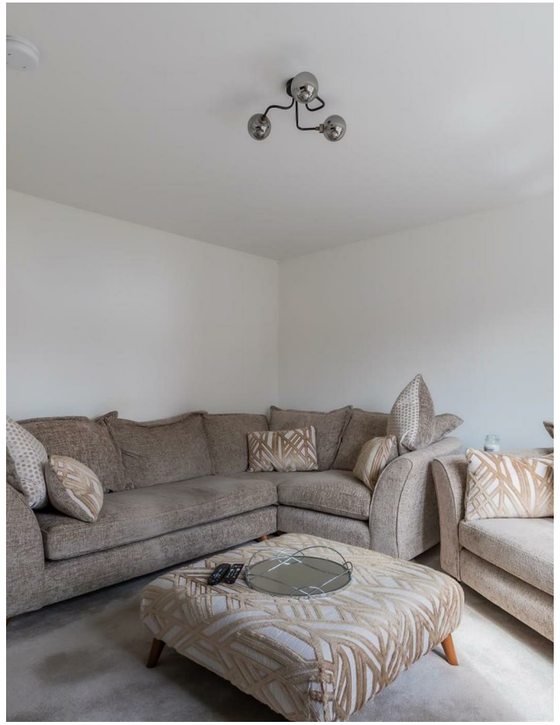
Comments by the Homeowner

Rhodfa Hughes



Total Area: 88.3 m² ... 951 ft²

All measurements are approximate and for display purposes only



Rhodfa Hughes

Old St. Mellons, Cardiff, CF3 6YY

Asking Price

£400,000

3 Bedroom(s) | 2 Bathroom(s) | 951.00 sq ft

Contact our

Llanishen Branch

02920 499680

Nestled in the charming area of Rhodfa Hughes in Old St. Mellons, Cardiff, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 951 square feet, the property boasts a well-designed layout that is both functional and inviting.

Upon entering, you are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The house features three generously sized bedrooms, providing ample space for families or those seeking a home office. With two well-appointed bathrooms, morning routines are made easy and convenient.

One of the standout features of this property is its beautifully landscaped garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. The garden is perfect for summer barbecues or enjoying a quiet evening under the stars.

This home is not only aesthetically pleasing but also energy-efficient, boasting an impressive EPC rating of B. Additionally, it comes equipped with an electric charger, catering to the needs of modern living and environmentally conscious homeowners.

Ready to move in, this property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its combination of space, style, and sustainability, this house is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely home your own.

Hall

W/C

Living Room 12'10" x 12'1" (3.93 x 3.70)

Dining Room 8'1" x 9'5" (2.47 x 2.88)

Kitchen 10'0" x 9'5" (3.05 x 2.88)

Utility Room

Landing

Master Bedroom 11'10" x 10'8" (3.62 x 3.26)

Ensuite

Bathroom

Bedroom Two 9'6" x 9'5" (2.91 x 2.88)

Bedroom Three 8'2" x 9'5" (2.51 x 2.88)

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

EPC

B

Council Tax

E

School Catchment

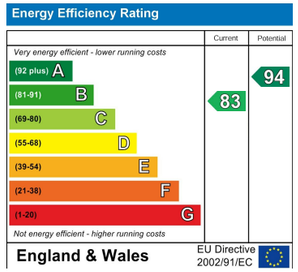
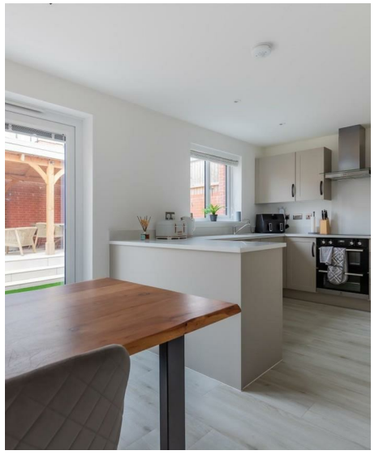
My English medium primary catchment area is
Old St Mellons COMMUNITY

My English medium secondary catchment area is
Eastern High School

My Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Pen Y Groes

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern

DELE
20


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
94
England & Wales
EU Directive 2002/91/EC