

Rhodri Morgan Way

THE MILL, CANTON, CARDIFF, CF11 8GB

GUIDE PRICE £325,000

**Hern &
Crabtree**



Rhodri Morgan Way

No Chain. Situated within the sought-after Mill development in Canton, Rhodri Morgan Way presents a larger style three-bedroom end of terrace home, perfect for first-time buyers or growing families.

This beautifully presented property features a modern open-plan kitchen/diner, complete with French doors that open onto a low maintenance, enclosed rear garden. The ground floor also offers a separate, comfortable lounge and a convenient downstairs cloakroom.

Upstairs, you'll find three bedrooms and a contemporary family bathroom. The main bedroom benefits from its own en suite

Externally, the property boasts a rear garden, perfect for outdoor living, along with two allocated parking spaces to the front.

The local area is well-served by amenities, including a pharmacy and fitness centre, and is home to the highly regarded Ysgol Treganna. Canton itself is a vibrant and multicultural district, offering excellent transport links to Cardiff City Centre.

Rich in history dating back to the 13th century, Canton combines heritage with modern living. It sits adjacent to the iconic Cardiff City Stadium and is increasingly popular among young professionals thanks to its creative energy, artisan eateries, cultural hubs, and expansive green spaces.



904.00 sq ft

Entrance

The front comprises a small storm porch with slate chippings and outside light. A side path leads to a gate providing access to the rear garden. The property benefits from two allocated parking spaces.

Hallway

Entered via a double glazed composite door to the front with obscure glazed window over. Stairs rise to the first floor with a useful storage cupboard beneath. Luxury vinyl flooring, radiator, and doors leading to the principal ground floor rooms.

Cloakroom WC

Double glazed obscure window to the front. Fitted with WC and wash hand basin. Luxury vinyl flooring and radiator.

Living Room

Double glazed window to the front aspect. Luxury vinyl flooring and radiator. A comfortable reception room with pleasant natural light.

Kitchen Diner

Fitted with a range of wall and base units with work surfaces over arranged in a U shape. Four ring gas hob with stainless steel splash back and cooker hood over. Integrated Bosch oven and integrated full length Bosch dishwasher. One and a half bowl stainless steel sink and drainer with mixer tap. Space for fridge freezer. Luxury vinyl flooring, radiator and cupboard housing the concealed gas combination boiler. Pull out ladder storage cupboard. Double glazed French doors lead out to the rear garden with matching double glazed windows either side.

First Floor Landing

Stairs rise from the entrance hall with spindle balustrade. Air filtration system, loft access hatch and radiator. Doors to all first floor rooms.

Bedroom One

Double glazed window to the rear aspect. Radiator. Door leading to the ensuite.

Ensuite

Shower quadrant with bi fold glass door and tiled enclosure. WC and wash hand basin with tiled splash back. Vinyl flooring, radiator and extractor fan.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed obscure window to the rear. Suite comprising bath with shower plumbed over with glass screen, WC and wash hand basin. Part tiled walls, tiled floor, radiator and extractor fan.

Rear Garden

The rear garden is enclosed and landscaped with paved patio, artificial lawn, timber fencing and brick wall boundary. There is rear access gate to the side path, along with outside lighting, security light, cold water tap and external power points.

Tenure

We have been advised by the seller that the property is freehold and the council tax is E.

Charges

Roughly £250 per annum- Ground Solutions / Ely Bridge

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.



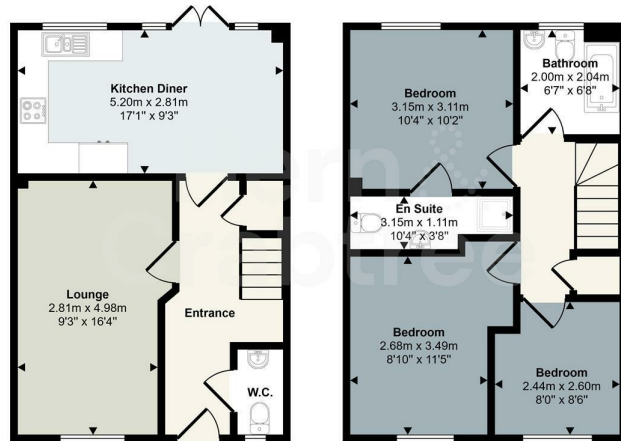
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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
84 sq m / 904 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 42 sq m / 454 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.

