

Rhodri Morgan Way

THE MILL, CANTON, CARDIFF, CF11 8GB

GUIDE PRICE £190,000

**Hern &
Crabtree**



Rhodri Morgan Way

A stylish one double bedroom first floor apartment with a fantastic wrap around balcony with a beautiful leafy outlook. Located on this convenient development at The Mill in Canton, this apartment is sure to be popular with first time buyers and investors!

Offering modern open plan living, the accommodation briefly comprises: Communal Entrance , Hallway, Open Plan Lounge/Kitchen/Diner with french doors out to a private balcony, a Double Bedrooms and a Bathroom. The property further benefits from an allocated parking space.

River House is perfectly positioned, tucked away on Rhodri Morgan Way and is located within walking distance to the ever so popular local school of Ysgol Treganna and is situated with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early!



462.00 sq ft

Entrance

Entered via communal entrance system. Stairs and lift to the first floor. Wooden fire door into the hallway.

Hallway

Recess lights. Radiator. Two large storage cupboards. Tiled floor.

Bathroom

Bath with shower plumbed, w/c and wash hand basin. Heated towel rail. Recess lights. Tiled floor.

Living Room/Kitchen/Diner

The kitchen is fitted with a range of wall and base units with worksurface. Stainless steel sink and drainer. Integrated oven and grill combi and integrated four ring electric hob. Integrated fridge, freezer, dishwasher and washing machine. Wall mounted combi boiler. The living room area has double glazed French doors to the rear and window to the side. Balcony over looking the park. Radiator.

Bedroom

Double glazed window to the rear. Radiator. Fitted wardrobes and storage cupboard.

OUTSIDE

Allocated parking space.

Parking

The property comes with one allocated parking space.

Tenure And Additional Information

We have been advised by the vendor that the property is Leasehold. Leasehold approx 115 years remaining From 27 November 2020

Service charges £150 per month for 10 months. Ground Rent £150.00 per anum

Ground Solutions

Epc - B

Council Tax - C

Disclaimer

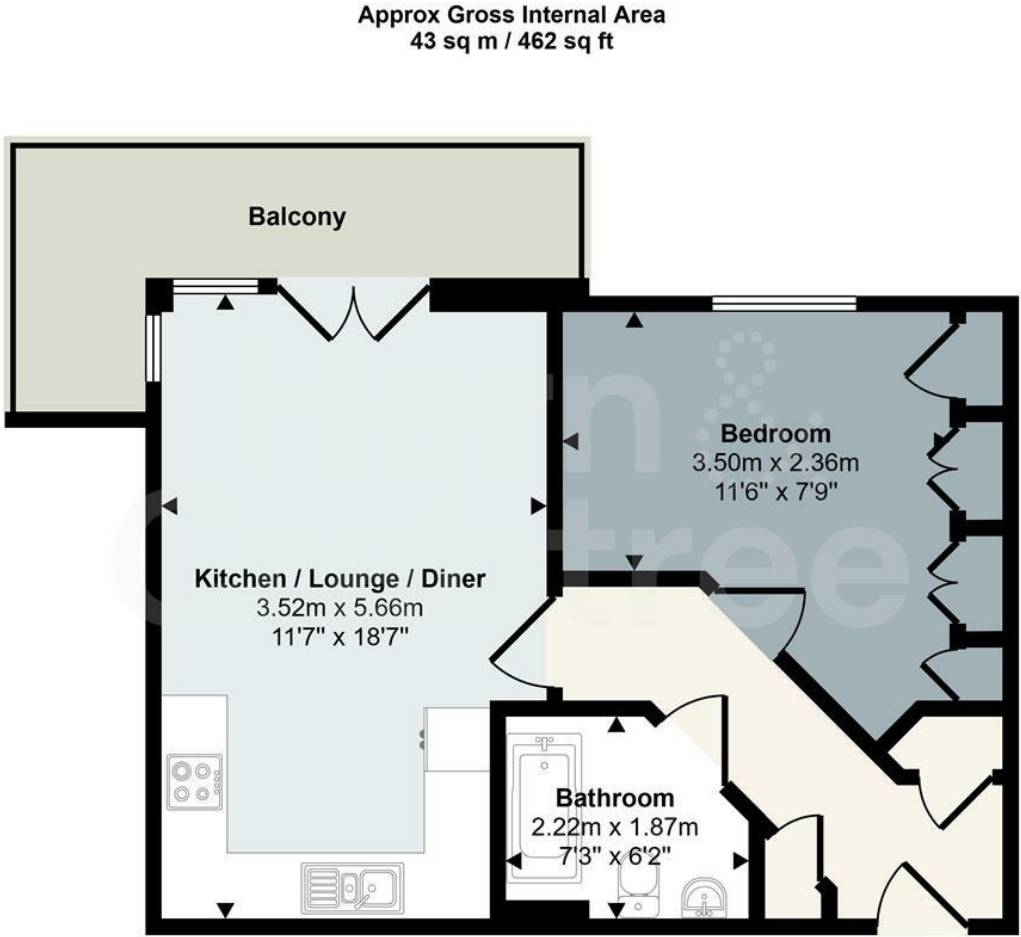
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not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies 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.







Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	84
(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		

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.

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



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