

Rhodri Morgan Way

THE MILL, CANTON, CARDIFF, CF11 8GB

GUIDE PRICE £275,000

**Hern &
Crabtree**



Rhodri Morgan Way

No chain. A stylish yet wonderfully homely two double bedroom semi-detached house, situated on the highly sought-after development of The Mill in Canton. Boasting a generous rear garden, impressive garden room and an allocated parking space, this property would make an ideal first-time purchase or investment opportunity.

The accommodation briefly comprises: entrance hall, cloakroom, modern kitchen/diner and a bright lounge with French doors opening onto the rear garden. To the first floor are two spacious double bedrooms and a family bathroom.

Externally, the property further benefits from a beautifully landscaped rear garden featuring a superb garden room, ideal for use as a home office or games room, along with an allocated parking space to the front.

Rhodri Morgan Way is ideally positioned within walking distance of the highly regarded Ysgol Treganna and offers excellent access to Canton, Pontcanna and Victoria Park, all renowned for their excellent selection of independent shops, cafés and eateries.



741.00 sq ft

Entrance

Entered via a wood front door, stairs to the first floor, radiator, Amtico flooring.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, Amtico flooring.

Kitchen/Diner

Double glazed window to the front, fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, a four ring induction hob with oven and grill combi, integrated fridge and freezer, integrated dishwasher and washing machine, radiator, Amtico flooring.

Living Room

Double glazed patio doors to the rear, radiator, Amtico flooring.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, double glazed window to the side, access to loft, radiator.

Bedroom One

Twin double glazed window to the front, radiator, two built in cupboards one housing the combination boiler.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

Bathroom

Fitted with a white suite comprising bath with shower over, w.c and wash hand basin, radiator, laminate flooring.

Garden

Enclosed by timber fencing, paved area, lawn and gravel area, mature s flower borders, bike shed, cold water tap, gate to side leads to the front,

Garden Room/Office/Gym

Double obscure glazed window to the side and front, with power and light.

Front

Flower beds and paved path.

Tenure and charges

We have been advised by the seller that the property is freehold, council tax band £123.82 billed per annum for: Ground solutions

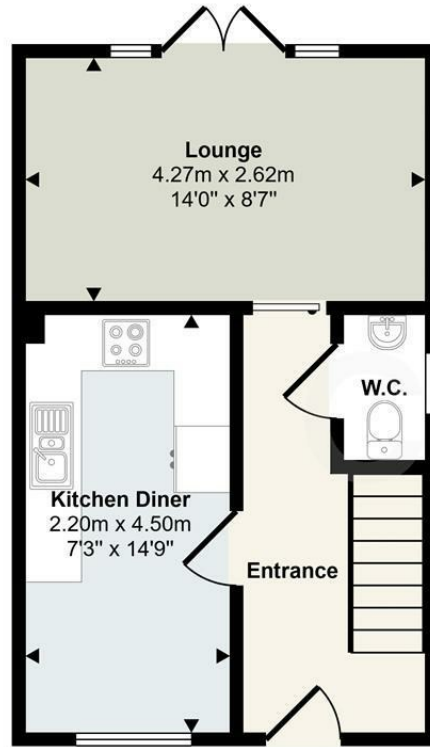
Disclaimer

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.

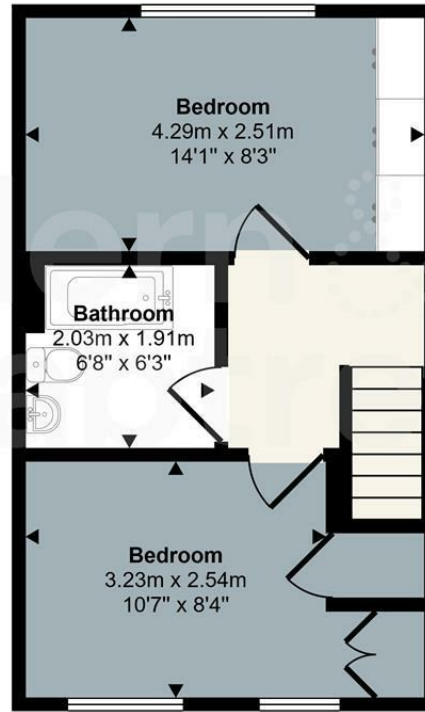




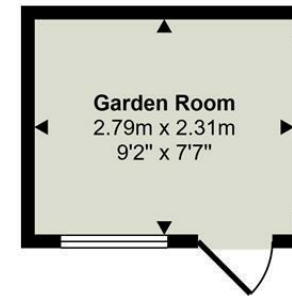


Ground Floor
Approx 31 sq m / 335 sq ft

Approx Gross Internal Area
69 sq m / 741 sq ft



First Floor
Approx 31 sq m / 337 sq ft



Garden Room
Approx 7 sq m / 70 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		84
(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

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



**Hern &
Crabtree**

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