

# Rhodfa Lewis

OLD ST. MELLONS, CARDIFF, CF3 6YP

**PER CALENDAR MONTH £2,500 PER  
CALENDAR MONTH**

**Hern &  
Crabtree**





# Rhodfa Lewis

Tucked away is this lovely modern detached. One of only three models to be built in St Ederyns Village by Charles Church in 2018, this exceptional five-bedroom home is immaculately presented throughout.

The ground floor is entered from the light hallway with doors leading off to two reception rooms at the front of the property. There is a ground-floor cloakroom and useful storage. From the hall is a large contemporary open-plan kitchen/family room with French doors leading out a generous rear garden. In addition, is a useful utility room separate from the kitchen. The first floor offers five good size bedrooms, two en suites plus a family bathroom. The primary bedroom offers French doors with a glass Juliette balcony. Outside provides ample off-street parking for up to 4 cars and a good size enclosed rear garden.

St Ederyns Village is within easy reach of Cardiff gate retail park too. There is a regular bus service to the estate which links to Cardiff city centre with the M4 and A48 being easily accessible. There is a 3km river walk that loops around the estate and offers further walking trails towards Cefn Mably and beyond.

This property comes unfurnished and is available from August 2025 at £2500pcm.

12-month tenancy. Council Tax Band F. EPC B.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information at the time of application.

- Five double bedrooms with fitted storage throughout
- Underfloor heating to entire ground floor
- Separate utility room and home office
- Landscaped rear garden with patio and artificial lawn
- Excellent access to schools, parks, M4, and Cardiff city centre
- Two en suites and a stylish four-piece family bathroom
- Open-plan kitchen, dining and sitting room with French doors to garden
- Four-car tandem driveway
- Juliet balcony to principal bedroom



## sq ft

### Storm Porch

#### Entrance Hall

Entered via a double glazed composite front door with an obscure glazed side window. The hallway is laid with tiled flooring and benefits from electric underfloor heating, which continues throughout the ground floor. Stairs rise to the first floor, with modern built-in storage cupboards and a radiator.

#### Cloakroom

Fitted with a WC and wash hand basin. Finished with tiled flooring, a radiator, and an extractor fan.

#### Lounge

A bright and welcoming space with a double glazed window to the front, fitted shutters, radiator, and tiled flooring with underfloor heating.

#### Office / Sitting Room

Another front-facing room with a double glazed window, fitted shutters, tiled flooring with underfloor heating, and a radiator. Ideal as a study or playroom.

#### Open Kitchen / Diner / Family Room

A generous open-plan space with two sets of double glazed French doors and an additional window overlooking the rear garden. The kitchen is fitted with a range of wall and base units with worktops over, a four-ring gas hob, integrated AEG oven, splashback and cooker hood, and a one and a half bowl stainless steel sink and drainer. It also includes

an integrated full-length dishwasher and space for a fridge freezer. To the far end, there's a built-in TV console and storage cabinet. Tiled flooring with underfloor heating and two radiators.

#### Utility Room

Accessed from the kitchen and offering a double glazed door to the side. Fitted with additional wall and base units, a one and a half bowl stainless steel sink, space and plumbing for a washing machine and tumble dryer. Tiled floor with underfloor heating and extractor fan.

#### First Floor

##### Landing

Stairs rise with wooden handrail and spindles to a spacious landing with a double glazed window to the front and fitted shutters. There are two built-in storage cupboards, a large loft access hatch, and wood laminate flooring.

##### Primary Bedroom

Double glazed French doors to a Juliet balcony with glass balustrade. Fitted wardrobes and storage unit, radiator, wood laminate flooring, and ceiling fan.

##### Primary En Suite

Obscure double glazed window to the side. Four-piece suite with bath, WC, wash hand basin, and quadrant shower with plumbed Mira shower. Radiator and vinyl flooring.

### Bedroom Two

Double glazed window to the front, fitted wardrobes, radiator, and wood laminate flooring.

#### En Suite

Shower quadrant, WC, wash hand basin, radiator, part tiled walls, vinyl flooring, and extractor fan.

### Bedroom Three

Double glazed window to the rear, fitted wardrobes, chest of drawers, desk, radiator, wood laminate flooring, and ceiling fan.

### Bedroom Four

Double glazed window to the rear, fitted wardrobes, radiator, wood laminate flooring, and ceiling fan.

### Bedroom Five

Double glazed window to the rear, fitted sliding wardrobes, dressing table, radiator, and wood laminate flooring.

#### Family Bathroom

Obscure double glazed window to the side. A four-piece suite comprising bath, WC, wash hand basin, and quadrant shower with electric Mira shower. Vinyl flooring, radiator, and part tiled walls.

#### Front

To the front is a landscaped garden with paved steps down to a four-car double tandem driveway, enclosed by railings. Gated side access leads to the rear garden.

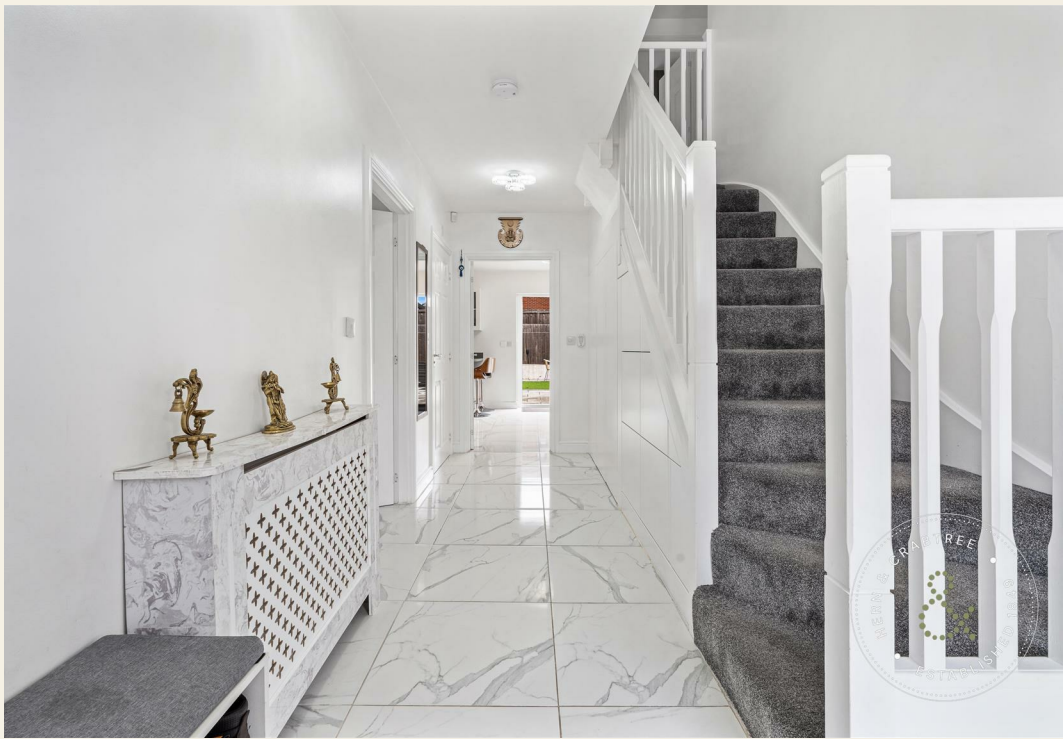
#### Rear Garden

The rear is fully landscaped, with a paved patio, artificial lawn, raised planted borders, exterior lighting, and gated access to the front.

A detached double garage with power is situated at the end of the drive and is expected to be available towards the end of the year.

### Double Garage\*







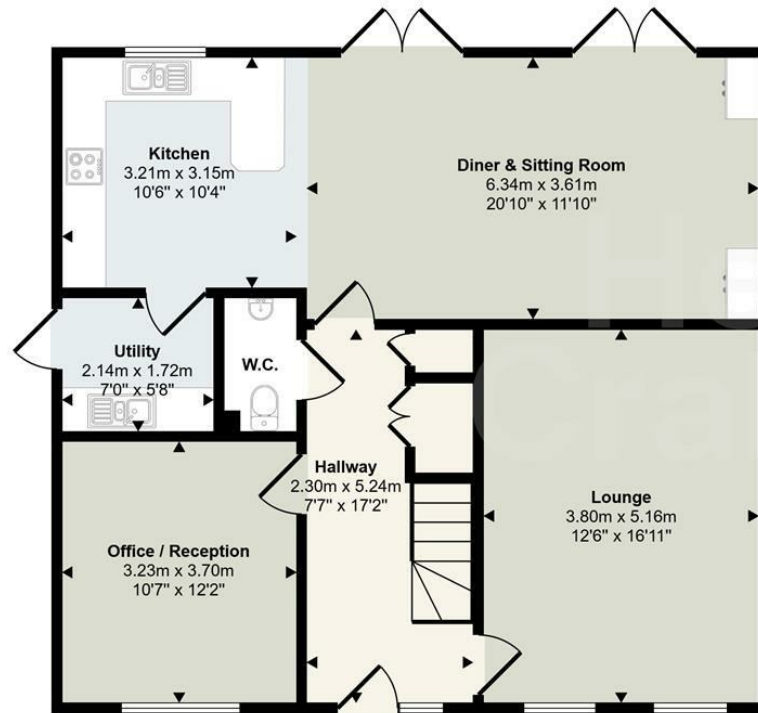




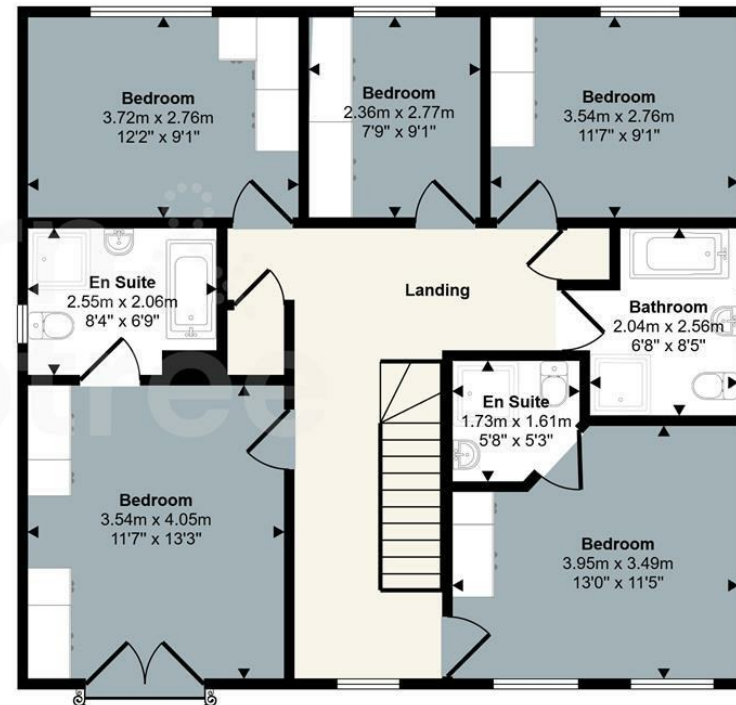




Approx Gross Internal Area  
176 sq m / 1897 sq ft



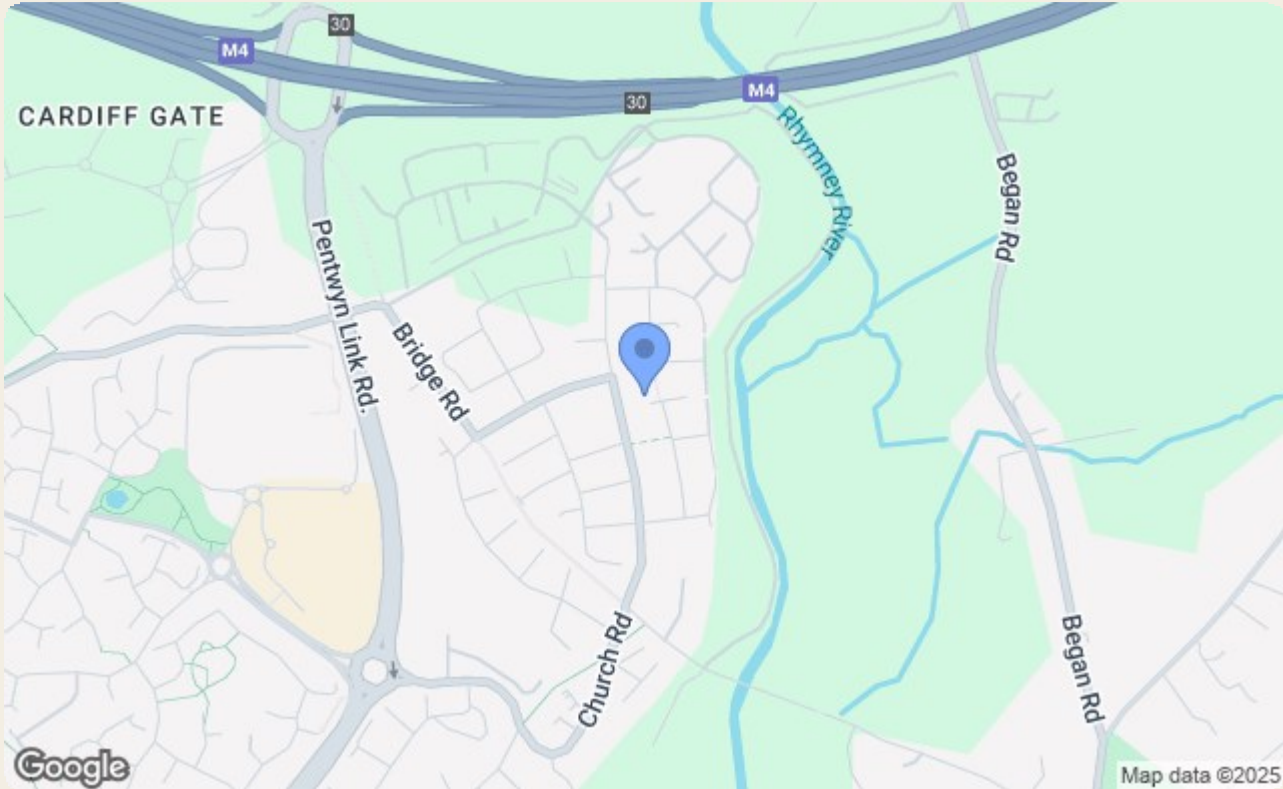
Ground Floor  
Approx 86 sq m / 925 sq ft



First Floor  
Approx 90 sq m / 971 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.

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



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 92        |
| (81-91) B                                   | 86      |           |
| (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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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