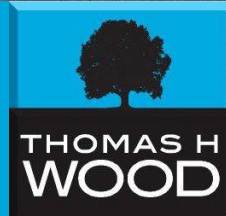




6 Rhodfa Groes Wen

Danescourt, Cardiff, CF5 2DD



Asking Price Of £259,950

2 Bedrooms





Thomas H Wood are delighted to bring to market this stunning two bedroom, two ensuite home on the popular Cwrt Sant Iwan development. The 'Conwy 2' was built by Redrow in early 2021 and the current owners have upgraded the property to a very high standard to include, AEG appliances to the kitchen, luxury vinyl flooring, built in wardrobes and recently patioed and landscaped the garden. The 'Conwy 2' proved to be very popular when Redrow launched the property with all plots being sold off plan. Modern decoration further compliments this exceptional home and viewing is highly recommended.

#### **ENTRANCE HALLWAY**

via composite front door leading to spacious hallway with LVT flooring, painted walls, smooth ceiling, door to storage cupboard, door to understairs cupboard and a door to downstairs WC.

#### **KITCHEN**

9' 4" x 6' 2" (2.87m x 1.89m) A superbly appointed modern kitchen with a range of wall and base units with contrasting worktops over. AEG four ring gas hob with splashback and canopy extractor, AEG double oven and grill, integrated fridge freezer, stainless sink with chrome tap and UPVC window to front aspect with French shutter blinds.



#### **STORAGE CUPBOARD**

A truly valuable under stairs storage cupboard with space and plumbing for washer/dryer with worktop over and extractor fan.

#### **DOWNSTAIRS WC**

5' 3" x 3' 7" (1.61m x 1.11m) Low-level WC, wall hung wash hand basin with chrome mixer tap and tiled splash back, decorative wooden panelling, radiator with TRV

### **LOUNGE/DINING**

13' 5" x 12' 11" (4.10m x 3.96m) Luxury vinyl flooring, painted walls, smooth ceiling, deep skirting boards, UPVC French doors and windows leading to patio and garden. Space for dining table, Sky and aerial points, radiator with TRV

### **LANDING**

via a carpeted staircase with painted spindles contrasting handrail, loft hatch, door to cupboard with ideal logic combination boiler, radiator with TRV

### **BEDROOM ONE**

10' 7" x 8' 9" (3.25m x 2.69m) Carpeted floors, painted walls, feature wooden panelled wall, fitted wardrobes, UPVC window to rear with blind, radiator with TRV, door to ensuite.

### **ENSUITE SHOWER ROOM**

9' 0" x 3' 6" (2.75m x 1.08m) Luxury vinyl flooring, painted walls, smooth ceiling, low-level WC, wall hung wash and basin with chrome mixer tap, fully tiled shower enclosure with chrome mixer shower, chrome towel rail, electrical shaving point.

### **BEDROOM TWO**

12' 7" x 8' 2" (3.86m x 2.49m) Carpeted floors, painted walls, storage cupboard, UPVC windows to the front aspect, door to ensuite

### **ENSUITE SHOWER ROOM**

7' 3" x 5' 6" (2.22m x 1.70m) Luxury vinyl flooring, painted walls, smooth ceiling, low-level WC, wall hung wash and basin with chrome mixer tap, fully tiled shower enclosure with chrome mixer shower.

### **OUTSIDE**

#### **FRONT**

Driveway and space for two cars, side footpath through to rear garden. Paved patio with decorative gravel, hedgerow boarders.

#### **REAR**

Generous rear garden with large patio and steps leading to further raised patio at the back of the garden. Laid lawn, shed, timber perimeter fencing, gate and path to the front of the property.

#### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

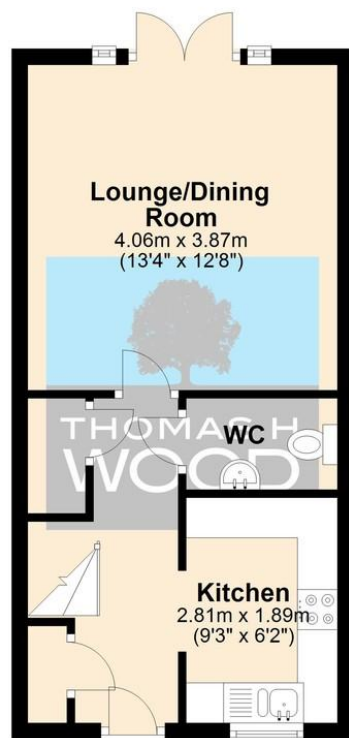
#### **COUNCIL TAX** Band D





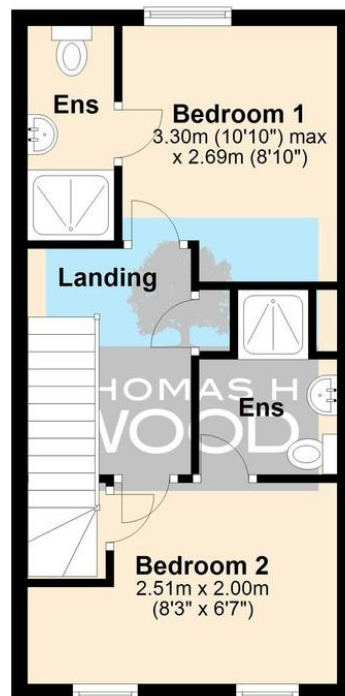
### Ground Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.2 sq. feet)



Total area: approx. 63.6 sq. metres (684.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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