

5 Rhodfa Groes Wen, Cardiff, CF5 2DD



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



Mid Terrace Property

4

2

3

1

Property Description

**** NO CHAIN ** FOUR BEDROOM MID TERRACE WITH SIDE ACCESS **** A beautifully presented modern mid-terraced family home with good quality fixtures and fittings throughout and convenient side access. Built by Redrow Homes with approx. 7 years remaining on the NHBC Warranty. Within the catchment and short walking distance of the newly built Groes-Wen Primary School which offers both Welsh Medium and 50/50 English and Welsh education. Entrance hall, cloakroom, large lounge, spacious kitchen and dining room with integrated appliances. To the first floor are four bedrooms, ensuite shower room to bedroom one and a separate family bathroom. Top Quality LVT flooring throughout with complementary-styled, waterproof tiled flooring in main bathroom, ensuite and cloakroom. Gas central heating, double glazing, paved and lawned rear garden, side alley access to garden, two car driveway to front. No chain. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,072 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is set within Cardiff's prestigious Plasdwr development and is very well placed in terms of local amenities, which include food stores, post office, cafes, bars and restaurants, doctor and dental surgeries, pharmacies, hair salons and churches. There is also a sports and leisure centre (with 25m swimming pool) nearby, plus thriving golf and tennis clubs. The area is served by several day nurseries, plus a range of excellent Primary and Secondary Schools. Being conveniently placed for transport links, commuters will benefit from easy access to Cardiff City Centre & the M4 Motorway.

ENTRANCE HALLWAY

Approached via a composite entrance door with obscured double-glazed window. Radiator.

CLOAKROOM

White suite comprising low level WC, wash hand basin, tiled splash back and radiator.

LOUNGE

17' 3" x 12' 0" (5.28m x 3.68m)

An excellent sized principal reception with large picture window to front, under stairs storage cupboard and radiator.

KITCHEN AND DINING ROOM

16' 0" x 10' 0" (4.90m x 3.06m)

Modern fitted kitchen well-appointed along three sides in white high gloss fronts beneath square edge worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, plumbing for washing machine, inset four ring hob with curved glass cooker hood above, integrated oven and grill, integrated dish washer, integrated fridge and freezer. Upgrades include 8 recessed spotlights, wall tiles and additional over worktop wall mounted cupboards. Ample space for large family dining table. French doors to rear garden, window to rear. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the spacious central landing area. Access to large roof space. Spacious airing cupboard that can accommodate tumble dryer and housing ideal logic combi gas central heating boiler.

BEDROOM ONE

10' 6" x 10' 0" (3.21m x 3.07m)

Overlooking the delightful rear garden, a good sized principal bedroom, built in wardrobe with sliding doors, radiator and door to ensuite.

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ENSUITE SHOWER ROOM

White suite comprising low level WC, wash hand basin, double width shower cubicle with chrome shower above, wall tiling to shower splash back, electric shaver point, extractor fan and chrome heated towel rail.

BEDROOM TWO

12' 8" x 9' 4" (3.87m x 2.86m)

A second double bedroom, featuring large signature window with full width safety glass panel. Smaller window to front and radiator.

BEDROOM THREE

10' 0" x 8' 3" (3.07m x 2.52m)

Aspect to rear, with large floor to ceiling recessed wardrobe option and radiator.

BEDROOM FOUR

8' 10" x 7' 2" (2.71m x 2.19m)

Overlooking the entrance approach, a good sized fourth bedroom (currently in use as a home office) with radiator.

FAMILY BATHROOM

7' 1" x 5' 7" (2.17m x 1.71m)

Modern white suite comprising low level WC, wash hand basin, panelled bath with chrome shower above, wall tiling to bath and shower splash back to ceiling. Electric shaver point, extractor fan and chrome heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn. Enclosed by timber fencing. Timber gate to side giving side access. Low level conifers to rear boundary. Outside tap and power point. Timber shed.

FRONT GARDEN

Two car driveway to front, offering convenient side-by-side parking, access to side alley leading to gate giving access to rear garden.

ADDITIONAL INFORMATION

Service Charge £208 per annum payable when site is completed.

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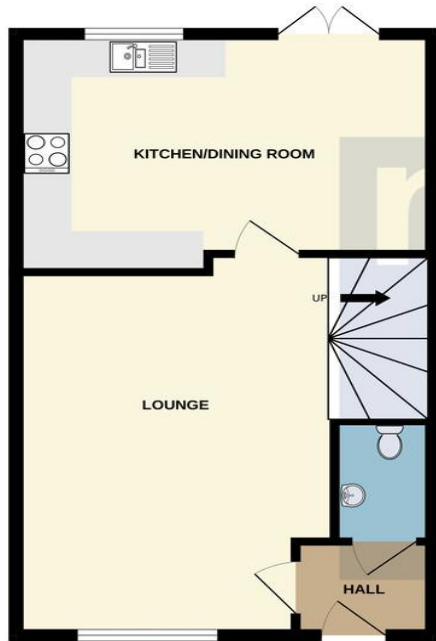


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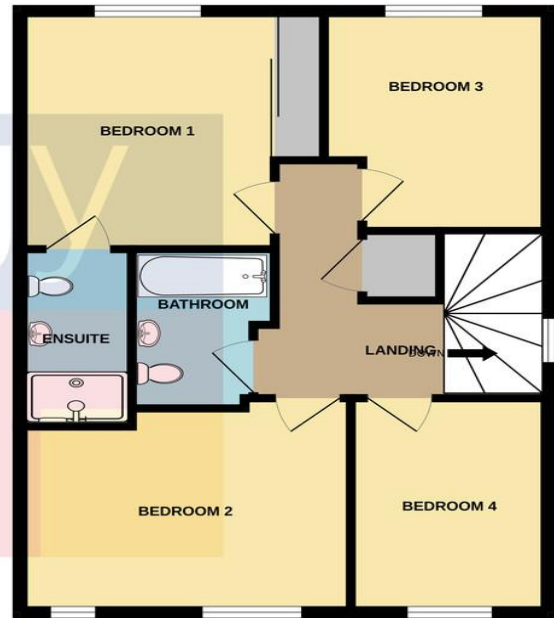


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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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