

# Rhodri Morgan Way, Canton, Cardiff, CF11 8GD



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£250,000**



## Coach House



# Property Description

**\*\*IMMACULATELY PRESENTED DETACHED COACH HOUSE WITH GARAGE \*\*NO CHAIN\*\***

Situated on The Mill development close to all local amenities at Canton and Leckwith plus regular public transport into the City Centre. The property is beautifully presented throughout and comprises entrance hall, open plan kitchen, diner and lounge with French doors to Juliette balcony, two double bedrooms, one with en-suite and family bathroom. The property further benefits from having gas central heating, fitted house alarm, garage and double-glazing throughout.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 918 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via composite front door with security spyhole and letterbox, into hallway. Door to access single garage. Carpeted flooring with stairs raising to first floor. Double glazed uPVC window to rear aspect. Radiator. Fitted light pendant to ceiling and wall mounted side lighting.

## FIRST FLOOR

### HALLWAY

Entered via solid wood front door into hallway. Double glazed uPVC window to rear aspect. Luxury Vinyl Tile flooring (LVT). Doors to all rooms including storage cupboard housing Logic combi boiler installed in 2019. Wall mounted Hive. Access to loft hatch. Radiator. Spotlights.

## LIVING/KITCHEN/DINER

15' 8" x 19' 6" (4.78m x 5.96m)

Open plan living, kitchen and dining space. Double glazed uPVC French door opening up to the Juliet balcony plus additional double glazed uPVC window to rear aspect with fitted blinds. A well appointed modern kitchen fitted with a range of base and eye level touch to open units incorporating plinth lighting, double stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and four ring gas hob with extractor fan over. Integrated fridge/freezer, dishwasher, and washer/dryer. Luxury Vinyl Tile flooring (LVT). Two radiators. TV point.

## BEDROOM ONE

11' 2" x 10' 5" (3.41m x 3.19m)

Double glazed uPVC window to front aspect. Spacious double bedroom. Carpeted flooring. Radiator. Fitted light pendant. TV point. PowerPoints. Door to en-suite:

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## ENSUITE

6' 7" x 4' 11" (2.01m x 1.52m)

Excellent modern suite comprising: shower cubicle with mains shower over, glass shower screen and tiled splashbacks, plus contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Luxury Vinyl Tile flooring (LVT). Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights.

## BEDROOM TWO

11' 4" x 9' 0" (3.46m x 2.75m)

Double glazed uPVC window to front aspect with fitted blinds. Double bedroom. Carpeted flooring. Radiator. Fitted light pendant. PowerPoints.

## BATHROOM

7' 10" x 5' 4" (2.40m x 1.64m)

Immaculate modern suite comprising: panelled bath and tiled splashbacks. Contemporary wall mounted wash hand basin with mixer tap over and tiled splashbacks. W.C. Large wall mounted mirror. Obscure double glazed uPVC window to rear aspect. Luxury Vinyl Tile flooring (LVT). Radiator. Spotlights.

## GARAGE

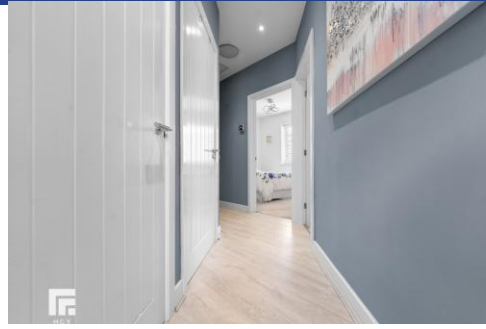
8' 3" x 20' 1" (2.54m x 6.14m)

Single garage with up and over door. Light and power. Storage cupboard.

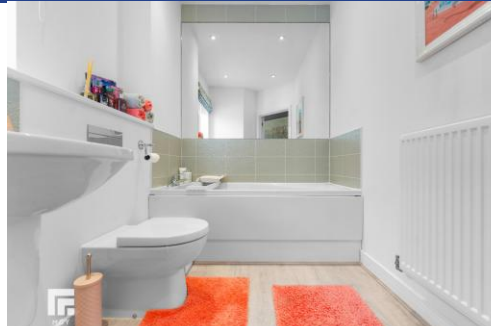
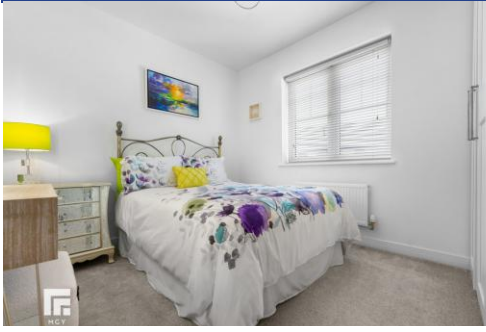
## TENURE

MGY are advised that the property is leasehold, with a term of years from . Service charges of £344.31 per annum which includes maintenance of internal and external communal areas.

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GROUND FLOOR

GARAGE



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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