

# 19 Rhodfa Groes Wen,

## Cardiff, CF5 2DD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£379,950**



Semi-Detached House



# Property Description

**\*\* BEAUTIFULLY PRESENTED MODERN THREE BEDROOM SEMI DETACHED \*\* LARGE REAR GARDEN \*\*** A beautifully presented larger style semi detached 'Ebbw' style Redrow built property, in a popular location being a short distance from transport links and local amenities. Entrance hallway, cloakroom, utility cupboard, large lounge, spacious kitchen and dining room with integrated appliances. To the first floor there are three good sized bedrooms, principal bedroom with ensuite shower room and a separate family bathroom with shower. Gas central heating, double glazing. Large rear garden, driveway to side. EPC rating: B

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 986 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

A popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a public house, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods.

## ENTRANCE HALLWAY

Approached via a composite entrance front door with double glazed window to upper and lower part, understairs storage cupboard, staircase to first floor, utility storage cupboard with plumbing for washing machine and space for tumble dryer, quality Oak flooring and radiator.

## CLOAKROOM

Quality white suite comprising low level W.C, wash hand basin, window to front and radiator.

## LOUNGE

15' 9" x 11' 1" (4.81m x 3.39m)

An excellent sized principal reception, large picture window to front, quality oak flooring and radiator.

## KITCHEN/DINING ROOM

17' 11" x 10' 11" (5.48m x 3.35m)

Well appointed along three sides in light high gloss panelled fronts beneath square edge laminate worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset 'AEG' four ring gas hob with chrome cooker hood above, chrome splashback behind hob, inset 'AEG' oven and grill, integrated fridge freezer, integrated 'AEG' dishwasher, matching range of eye level wall cupboards, window to rear, double opening French doors with windows to either side leading to the rear garden, ample space for large family dining table, quality LVT flooring and radiator.

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## FIRST FLOOR

### LANDING

Approached via a full turning staircase with spindle banister leading to the spacious central landing, window to side, access to roof space, large storage cupboard and additional cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

### BEDROOM ONE

10' 10" x 10' 8" (3.32m x 3.26m)

A good sized principal bedroom with large picture window to front, built out 'Hammonds' wardrobes with sliding fronts, radiator. Door to ensuite.

### ENSUITE SHOWER ROOM

Modern white suite comprising low level W.C, wash hand basin, double width shower cubicle with chrome shower, quality flooring, wall tiling to splashback areas, extractor fan, electric shaver point and chrome heated towel rail.

### BEDROOM TWO

12' 2" x 9' 8" (3.73m x 2.96m)

Overlooking the rear garden, a second double bedroom, radiator.

### BEDROOM THREE

10' 11" x 8' 0" (3.35m x 2.45m)

Aspect to rear, a good sized third bedroom, radiator.

## OUTSIDE

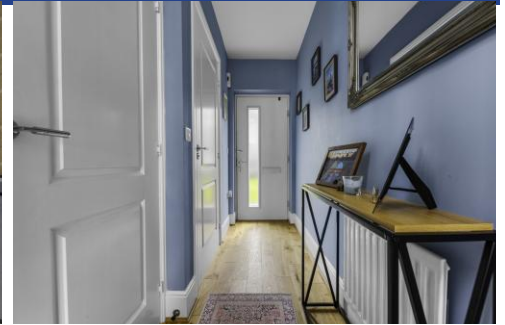
### REAR GARDEN

A good sized rear garden enclosed by timber lap fencing, paved patio leading, timber gate giving access to side drive. Outside lighting.

### FRONT GARDEN

Area of shrubbery and slate chippings to front with paved pathway to front door, long driveway to side providing parking for approx 2 cars. Gate to side leading to rear garden.

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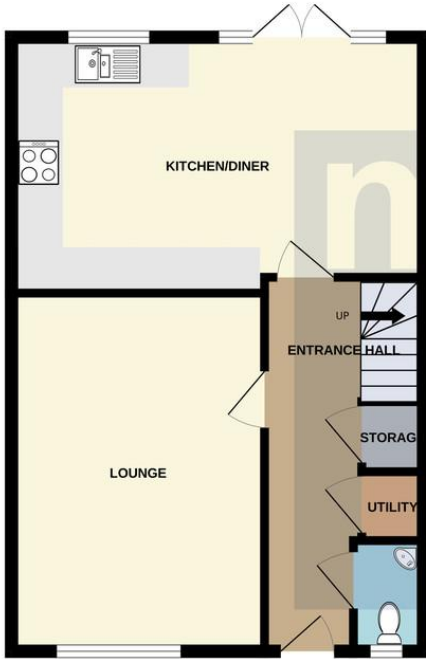


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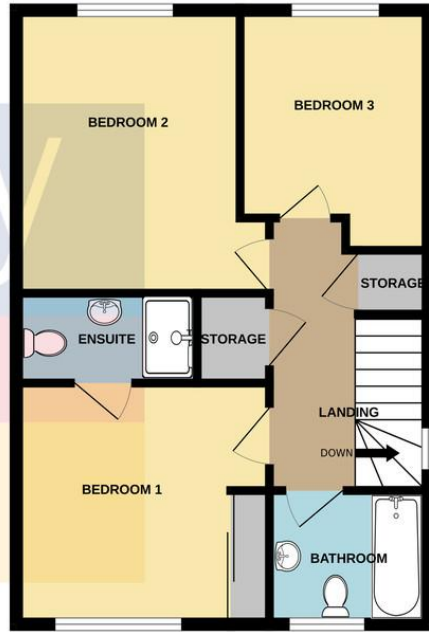


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GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

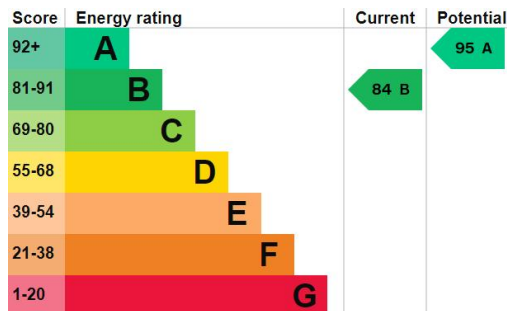


1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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