

UNDER OFFER

# Rhodfa Hughes

*Old St. Mellons, Cardiff, CF3 6YY*

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ASKING PRICE

£400,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

951 SQ FT

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3 BEDROOM

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DETACHED

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LANDSCAPED GARDEN

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EPC B

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951 SQFT



## THE PROPERTY

Nestled in the charming area of Rhodfa Hughes in Old St. Mellons, Cardiff, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 951 square feet, the property boasts a well-designed layout that is both functional and inviting.

Upon entering, you are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The house features three generously sized bedrooms, providing ample space for families or those seeking a home office. With two well-appointed bathrooms, morning routines are made easy and convenient.

One of the standout features of this property is its beautifully landscaped garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. The garden is perfect for summer barbecues or enjoying a quiet evening under the stars.

This home is not only aesthetically pleasing but also energy-efficient, boasting an impressive EPC rating of B. Additionally, it comes equipped with an electric charger, catering to the needs of modern living and environmentally conscious homeowners.

Ready to move in, this property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its combination of space, style, and sustainability, this house is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely home your own.

INSIDE



ACCOMMODATION

LIVING ROOM 3.93 x 3.70

DINING ROOM 2.47 x 2.88

KITCHEN 3.05 x 2.88

MASTER BEDROOM 3.62 x 3.26

BEDROOM TWO 2.91 x 2.88

BEDROOM THREE 2.51 x 2.88

SCHOOL CATCHMENT

My English medium primary catchment area is Old St Mellons  
COMMUNITY My English medium secondary catchment area is  
Eastern High School My Welsh medium primary catchment area is  
Ysgol Gynradd Gymraeg Pen Y Groes My Welsh medium  
secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

PROPERTY TYPE HOUSE - DETACHED

INTERNAL AREA 951 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR  
Cardiff Council, 2026/27 estimate

EPC RATING 83 · POTENTIAL 94

Rhodfa Hughes



Total Area: 88.3 m<sup>2</sup> ... 951 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR  
LLANISHEN BRANCH

029 2049 9680

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SCAN TO SEE WHAT'S  
NEAR YOU

CARDIFF   VALE   CAERPHILLY   BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. [jeffreyyross.co.uk](https://jeffreyyross.co.uk)