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**MR HOMES**  
SALES & LETTINGS



Rhodri Morgan Way,  
Canton, Cardiff  
CF11 8GD

Guide Price £229,950 to £239,950  
Leasehold – 97 Years Remaining



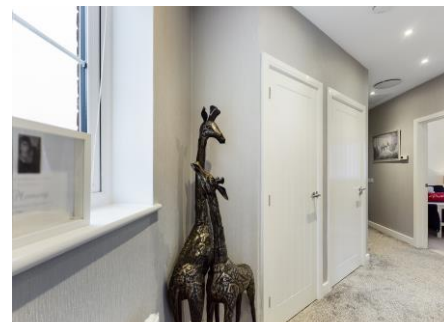
# Rhodri Morgan Way Canton, Cardiff, CF11 8GD

## Overview

- GUIDE PRICE: £229,950 to £239,950
- STUNNING COACH HOUSE
- 2 DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- OPEN-PLAN LIVING
- GARAGE/GYM
- REAR ACCESS
- SOUGHT AFTER LOCATION
- uPVC D/G & GAS C/H with COMBI
- LEASEHOLD – 97 Years Remaining



STUNNING COACH HOUSE - MOVE STRAIGHT INTO THIS EXECUTIVE 2-BEDROOM IMMACULATE PROPERTY - THE DECOR IS CONTEMPORARY THROUGHOUT – SCHOOLS IN CATCHMENT: - RADNOR PRIMARY & TREGANNA PRIMARY - FITZALAN HIGH SCHOOL & PLASMAWR HIGH SCHOOL



**MR HOMES** are Delighted to Offer **FOR SALE** this Superb 2-Bedroom Coach House comprising in brief; Entrance Hall, Door into the Garage/Gym, Staircase up to the 1st Floor Landing with Doors to; The Open-Plan Lounge/Kitchen with Island and integrated Bosch Appliances, A Wine Cooler has been fitted to the Kitchen Island. The Master Bedroom has an En-Suite, Bedroom Two and a Spacious Family Bathroom Suite. The Carpets and Flooring are all High Quality. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = B.  
Council Tax Band = D.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...





### Entrance

Door into the Garage/ Gym/ Games Room - Quality Fitted Carpet to Staircase leading to the 1st Floor Landing.

### First Floor Landing

Quality Fitted Carpet - uPVC D/g Window to Rear - Radiator - Doors to; Open-Plan Lounge/Diner & Kitchen - Master Bedroom, Bedroom 2, Family Bathroom and a Fitted Storage Cupboard.

### Lounge/ Diner & Kitchen - Open-Plan

19' 6" ,max x 15' 8" max (5.94m x 4.77m)

Wood Flooring - Hi-Gloss Fitted Kitchen with Breakfast Island - Integrated Wine Cooler - Integrated appliances include; Fridge-Freezer, Dishwasher, Washer/Dryer, 4x Ring Gas Hob with Extractor Over, Bosch Electric Fan Assisted Oven - Double Panel Radiator - uPVC D/g Window to Rear - Juliet Balcony to Front.

### Master Bedroom

11' 2" x 10' 5" (3.40m x 3.17m)

Quality Fitted Carpet - uPVC D/g Window to Front - Radiator - Fitted Wardrobe - Door into En-Suite.

### En-Suite

6' 7" x 4' 11" (2.01m x 1.50m)

Shower Cubicle with Mixer Shower - Wash Hand Basin with Mixer Tap - W.c - Chrome Ladder Radiator - Extractor.

### Bedroom Two

11' 4" x 9' 0" (3.45m x 2.74m)

Quality Fitted Carpet - uPVC D/g Window to Front - Radiator.

### Family Bathroom Suite

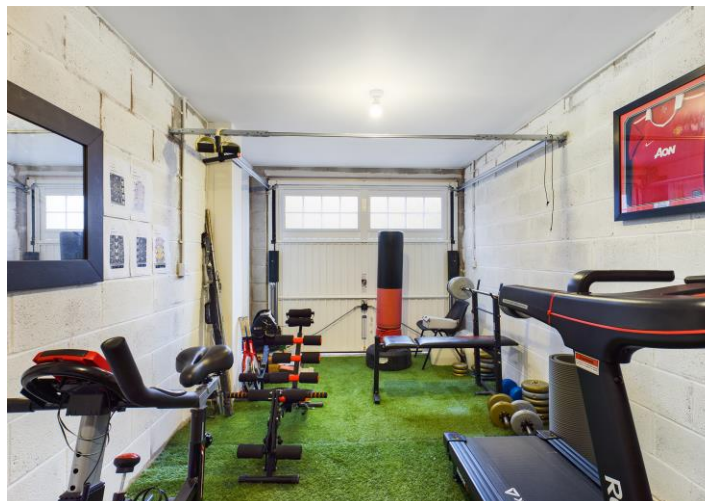
7' 10" x 5' 4" (2.39m x 1.62m)

Tiled Flooring & Walls - Panel Bath with Mixer Tap - Large Wash hand Basin - W.c - Double Panel Radiator - uPVC Obscured D/g Window to Rear - Extractor.

### Garage/ Gym/ Games Room

20' 1" x 8' 4" (6.12m x 2.54m)

Floor is Fitted with Astro Turf - Power Points & Lighting - Up 'n' Over Door to Rear.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

Homes House,  
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