



Sheppard  
& Bear



Rhodfa Leonard | Old St. Mellons | Cardiff | CF3 6YW  
£245,000

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# Rhodfa Leonard | Old St. Mellons

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Nestled in the charming area of Rhodfa Leonard, Old St. Mellons, Cardiff, this delightful end terrace house offers a perfect blend of comfort and convenience. With two double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The well-appointed open plan living provides a welcoming space for relaxation and entertaining.

One of the standout features of this home is the rare green space located to the side, allowing you to enjoy the beauty of nature right at your doorstep. Additionally, the private garden offers a wonderful opportunity for outdoor living, whether it be for gardening, barbecues, or simply unwinding in the fresh air.

Situated within the popular St Edeyrns Village estate, this property benefits from a range of local amenities,

- Two double bedrooms
- End link property with charm
- Private garden with further bonus green space
- Located in St Edeyrns Village
- Close to local shop and amenities
- Near Cardiff Gate retail park
- Easy access to A48 and M4
- Tucked away off a cul-de-sac
- Perfect for First time buyers
- Viewing highly recommended

## Entrance hall

**Open plan lounge/kitchen/diner**  
22'1 x 9 widening to 12'10  
(6.73m x 2.74m widening to 3.91m)

**WC**

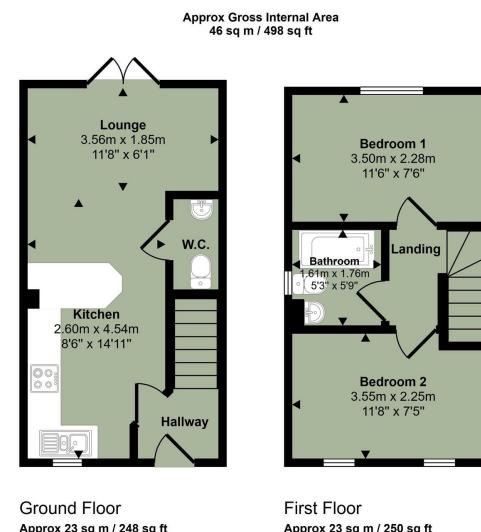
## First floor landing

**Bedroom one**  
12'3 x 7'8 (3.73m x 2.34m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band C  
EPC Rating B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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