



Weston Road, Llanrumney Cardiff CF3 4DQ

welcome to

Weston Road, Llanrumney Cardiff

No Onward Chain. A three-bedroom mid-terraced home in the popular area of Llanrumney, close to local amenities, schools and transport links. Benefiting from two reception rooms, a kitchen/diner, downstairs WC, enclosed rear garden and driveway. Ideal first-time buy or family home.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Half brick and PVC construction and secondary door providing access to:

Hallway

Stairs rising to first floor, laminate flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and vinyl flooring.

Reception Room One

13' 8" x 11' 7" (4.17m x 3.53m)

Double glazed window to front aspect, radiator, laminate flooring and gas fire.

Reception Room Two

17' 3" x 11' 6" (5.26m x 3.51m)

Double glazed sliding doors providing access to rear garden, radiator, electric fire and laminate flooring.

Kitchen/Dining Area

21' 9" x 13' 1" (6.63m x 3.99m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, partially tiled walls, tiled flooring, radiator, double glazed windows to front and rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Double glazed window to rear aspect, loft hatch, built in cupboard housing combi boiler and doors providing access to:

Bedroom One

12' 10" x 11' 8" (3.91m x 3.56m)

Double glazed window to front aspect, radiator and built in wardrobe.

Bedroom Two

13' 1" x 9' 1" (3.99m x 2.77m)

Double glazed window window to front aspect and radiator.

Bedroom Three

11' 5" x 8' 2" (3.48m x 2.49m)

Double glazed window to rear aspect, radiator and built in wardrobe.

Bathroom

Fitted with a four piece suite comprising separate bath, shower cubicle, WC, wash hand basin inset to vanity unit, extractor, radiator and double glazed window to rear aspect.

Outside

Front

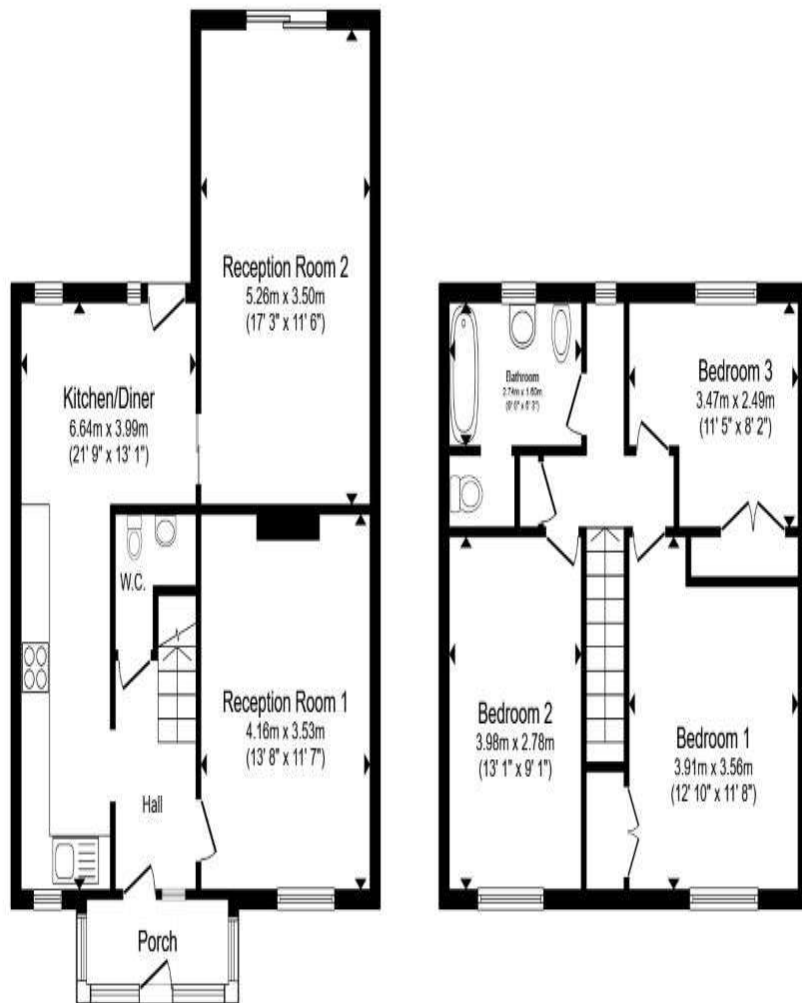
Pressed concrete driveway providing off street parking and planted borders.

Rear Garden

Enclosed with pressed concrete floor, planted borders, timber shed with power and outside tap.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

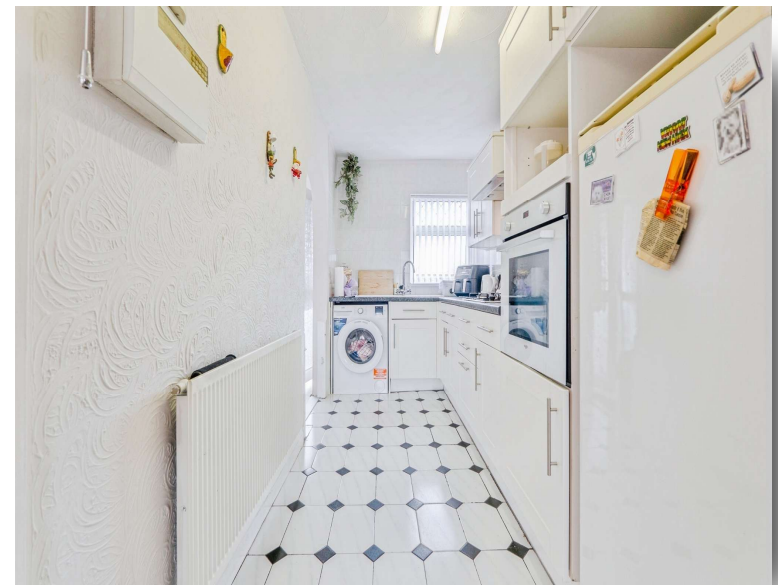


Ground Floor

First Floor

Total floor area 109.3 m² (1,176 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Weston Road,
Llanrumney Cardiff

- Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Dining Area
- First Floor Bathroom and Downstairs WC

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/ROA115018



Property Ref:
ROA115018 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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