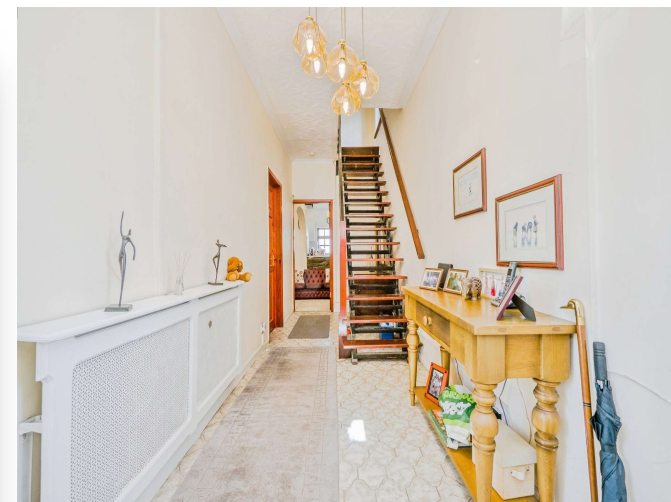




Downton Rise, Rumney Cardiff CF3 3BH

welcome to

Downton Rise, Rumney Cardiff

This spacious four bedroom bay-fronted semi-detached home is offered with no onward chain, making it a fantastic opportunity for buyers ready to move fast.

Located in the popular area of Rumney, the property is within easy reach of local shops, schools, and excellent transport links!

Ground Floor

Entrance

Via a single glazed wooden front door into:

Hallway

Double glazed wooden windows to side aspect, tiled flooring, radiator, stairs rising to first floor and access to:

Reception Area One

11' 3" x 10' 9" (3.43m x 3.28m)

Double glazed wooden bay window to front aspect, radiator and opens to:

Reception Area Two

17' 2" x 11' 11" (5.23m x 3.63m)

Stone hearth and wood burner and opens to:

Kitchen Area/ Dining Area

17' 2" x 9' 7" (5.23m x 2.92m)

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 undercounter fridge, breakfast bar, laminate flooring, radiator, double glazed wooden window to rear aspect and double glazed wooden double doors providing access to rear garden.

First Floor

Landing

Double glazed wooden window to side aspect and doors providing access to:

Bedroom One

13' 7" x 10' 3" (4.14m x 3.12m)

Double glazed wooden bay window to front aspect and radiator.

Bedroom Two

14' 10" x 5' 11" (4.52m x 1.80m)

Double glazed wooden window to rear aspect and radiator.

Bedroom Three

9' 8" x 9' 4" (2.95m x 2.84m)

Double glazed wooden window to rear aspect and radiator.

Bedroom Four

8' x 6' 7" (2.44m x 2.01m)

Double glazed wooden window to front aspect and radiator.

Wet Room

Fitted with a vinyl wet room floor and shower, wash hand basin, WC, tiled walls, radiator and double glazed wooden window to side aspect.

Outside

Front

Mainly paved with steps leading up to the front entrance.

Rear Garden

Enclosed with patio area, planted beds and area raised to rear with a swimming pool.

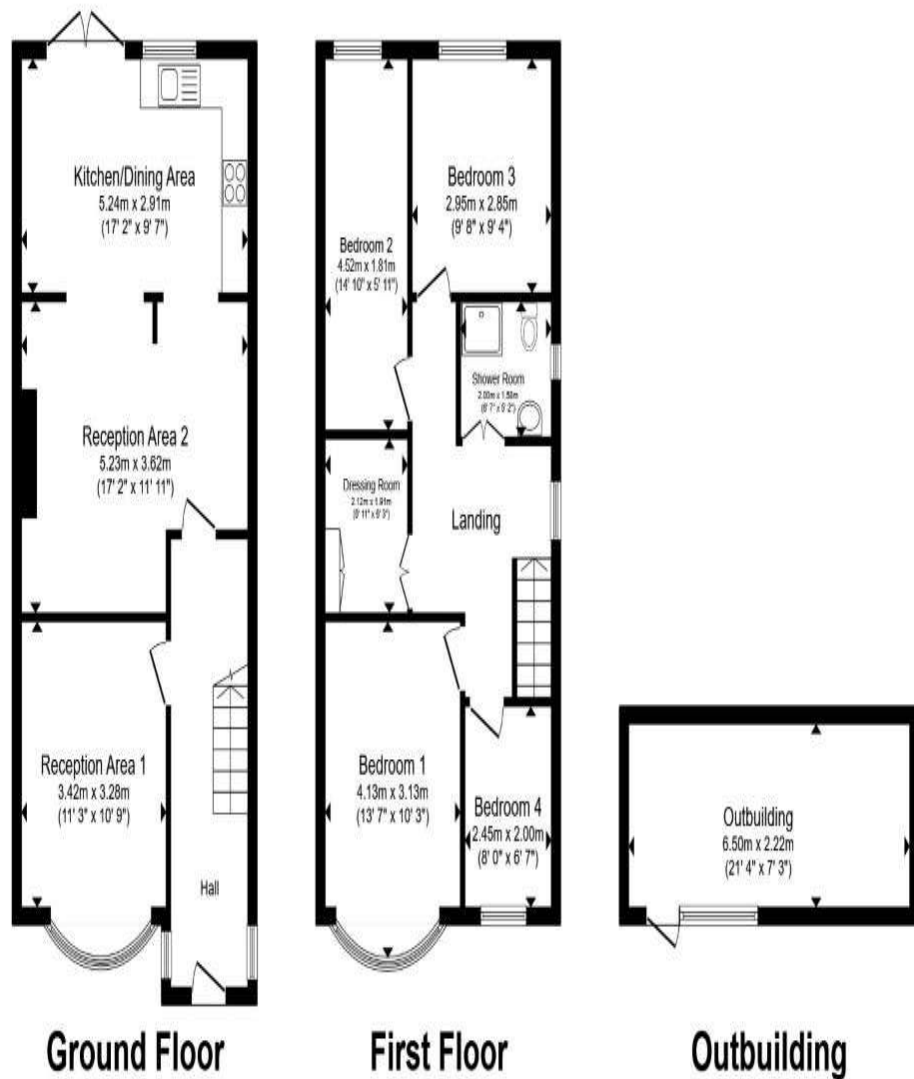
Outbuilding

21' 4" x 7' 3" (6.50m x 2.21m)

Brick built outbuilding to rear.

Agents Note

Agent Note: Please note that an AML fee covers 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.



Total floor area 126.5 m² (1,361 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
Downton Rise,
Rumney Cardiff

- Traditional Bay Fronted Semi Detached Family Home
- Four Bedrooms
- Two Reception Areas
- Fitted Kitchen Area/Dining Area
- First Floor Wet Room

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of
£315,000



view this property online allenandharris.co.uk/Property/ROA114680



Property Ref:
ROA114680 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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