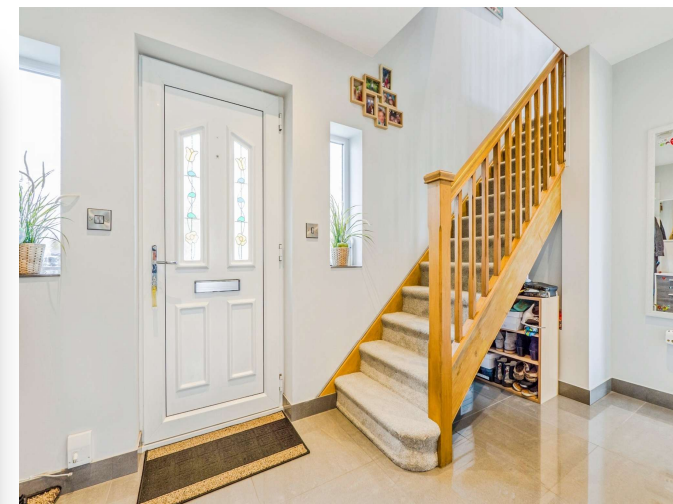




Llandudno Road, Rumney Cardiff CF3 3PG

welcome to

Llandudno Road, Rumney Cardiff

A well-presented semi-detached family home in the popular area of Rumney, offering three bedrooms, a versatile loft room, gardens, and off-road parking, conveniently located close to local amenities, schools and transport links. Viewing highly recommended.

Ground Floor

Entrance

Double glazed front door into:

Hallway

Stairs rising to first floor, radiator, tiled flooring and access to:

Lounge

12' 3" x 9' 8" (3.73m x 2.95m)

Double glazed window to rear aspect, radiator and spotlights.

Kitchen/Dining Area

19' 3" x 13' 4" (5.87m x 4.06m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven and microwave, cooker hood, spaces for washing machine, dishwasher and fridge/freezer, radiator, spotlights, tiled flooring, double glazed window to front aspect, double glazed patio doors to rear and door providing access to:

Utility Room

14' 10" x 5' 10" (4.52m x 1.78m)

Double glazed doors providing access to front and rear and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to front aspect.

First Floor

Landing

Double glazed window to front aspect, loft hatch with ladder and doors providing access to:

Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to rear aspect, radiator and fitted wardrobe.

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)

Double glazed window to rear aspect and radiator.

Bedroom Three

8' 3" x 7' 11" (2.51m x 2.41m)

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin inset to vanity unit, heated towel rail, partially tiled walls, tiled flooring and double glazed window to front aspect.

Second Floor

Loft Room

23' 2" x 10' 9" (7.06m x 3.28m)

Two double glazed skylights to rear aspect and ladder access.

Outside

Front

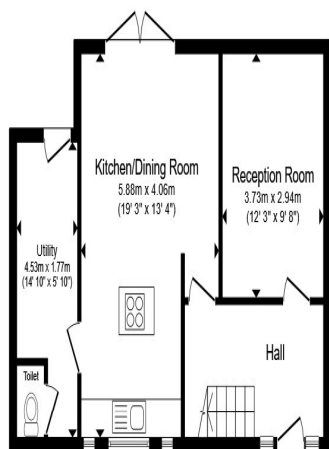
Landscaped, planted beds and footpath leading to front entrance.

Side Garden

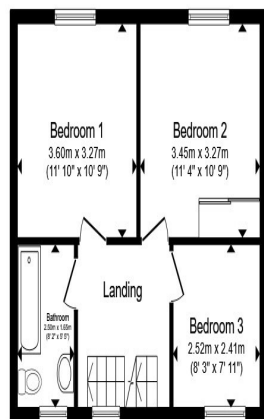
Corner plot, mainly laid to lawn with decking area and side access.

Estate Agents Notes

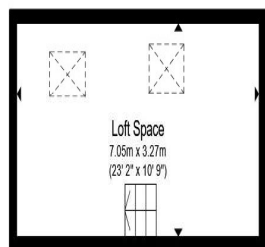
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Second Floor

Total floor area 114.3 m² (1,230 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
Llandudno Road,
Rumney Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Reception Room and Downstairs WC
- Fitted Kitchen/Dining Area and Utility Room
- First Floor Bathroom

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

offers in excess of

£300,000



view this property online allenandharris.co.uk/Property/ROA114853



Property Ref:
ROA114853 - 0006

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