



 **3**
Bedrooms

 **1**
Bathroom



Lovely 3 bed house in quiet cul de sac in Rumney

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Rarely available set in a quiet Cul-De-Sac in rumney is this delightful, three bedroom, semi detached home. Set on a large plot with off road parking and within walking distance to Rumney Village and local shops and amenities. The accomodation comprises; Hallway, Front reception room, rear reception room, kitchen, utility room and downstairs WC. To the first floor there are three bedrooms and a family bathroom.

Ideal for first time buyers or as a family home.

Accomodation;

HALLWAY

Lovely hallway entered via a uPVC double glazed front door with original tiled floor, stripped dado rails, stripped picture rails, stripped staircase, spindles and newel post and radiator and built in cupboard.

FRONT RECEPTION: - 3.59m (max) x 3.95m (max) - with wood block flooring, stripped picture rail, original cast iron fireplace and slate hearth, radiator and a uPVC double glazed bay window.

REAR RECEPTION: - 3.61m (max) x 3.87m (max) - with wood block flooring, stripped picture rail, original cast iron fireplace and slate hearth, radiator and uPVS double glazed french doors leading to the rear garden.

KITCHEN: - 2.82m x 2.18m - with ceramic tiled floor, tiled splashbacks,a range of wall and base beech effect units, black granite effect worktop, stainless steel sink and drainer, radiator and a uPVC double glazed window to the side.

UTILITY: - 1.81m x 1.45m - with tiled flooring, black granite effect worktop, beech effect wall unit, radiator, uPVC double glazed window to the rear and a uPVC double glazed door leading to the rear garden.

WC: - 1.45m x 0.86m- with ceramic tiled floor, low level WC, sink and wall mounted boiler.

LANDING: - with stripped floorboards, attic hatch and a uPVC double glazed window to the side.

BEDROOM 1: - 3.96m (max) x 3.06m- Good size double bedroom with stripped floorboards, stripped picture rail, radiator and a uPVC double glazed window to the front.

BEDROOM 2: - 3.62m (max) x 3.88m- Good size double bedroom with stripped floorboards, stripped picture rail, radiator, original cast iron fireplace with tiled hearth, built in above cupboards andd a uPVC double glazed window to the rear.

BEDROOM 3: - 2.85m x 2.18m - Good size single bedroom with stripped floorboards, stripped picture rail, radiator and a uPVC double glazed window to the rear

BATHROOM: 1.83m x 1.80m - with white suit comprising; low level WC, pedestal sink and panelled bath with electric shower, radiator and a uPVC double glazed obscure window to the front.

OUTSIDE

FRONT GARDEN: Large planted border with shrubs and trees, driveway providing parking for two cars and a side gate leading to the rear of the property.

REAR GARDEN: Larger than average mature garden providing great outdoor space, with large patio with pergola, large planted borders with trees, plants and shrubs, lawned areas and vegetable patches.

COUNCIL TAX BAND: Band D

SERVICES: Electricity, gas, water and drainage

TENURE: Freehold

SCHOOL CATCHMENT:

ENGLISH MEDIUM PRIMARY SCHOOL I (year 2022-23)

Rumney Primary School (year 2021-22) Note Howardian Primary catchment area yet to be established Applications are welcomed.

ENGLISH MEDIUM SECONDARY SCHOOL

Eastern High School (year 2021-22) Eastern High School (year 2022-23)

WELSH MEDIUM PRIMARY SCHOOL

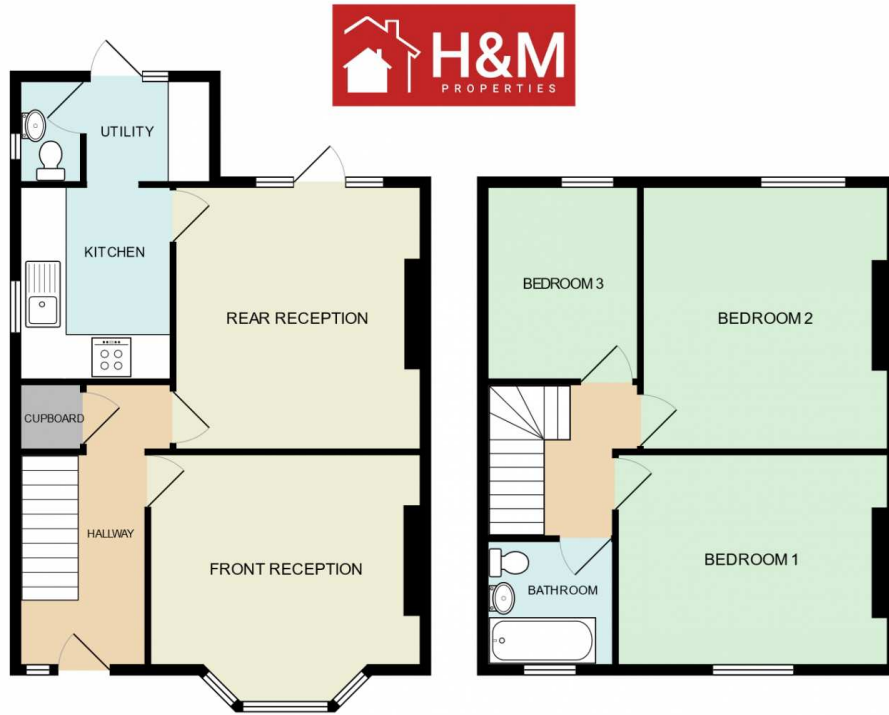
Ysgol Bro Eirwg (year 2021-22) Ysgol Bro Eirwg (year 2022-23) Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed

WELSH MEDIUM SECONDARY SCHOOL

Ysgol Gyfun Gymraeg Bro Edern (year 2021-22) Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

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Coming soon

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

