



 **4**  
Bedrooms

 **2**  
Bathrooms



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Rarely available on this desirable road in Rumney, is this Impressive four bedroom, semi detached family home. Set on a generous plot with off road parking for multiple cars and within walking distance to Rumney Village, local shops, parks and amenities. There are bus routes to and from the City Centre and conveniently there is a bus stop opposite the property. Access to M4/A48 link roads are within close proximity. The accomodation comprises; Hallway, front reception room, rear reception room and kitchen/diner. To the first floor there are three bedrooms and a luxury family bathroom. To the second floor there is a spacious bedroom with juliet balcony overlooking the rear garden and an En suite shower room. To the rear is a generous, beautifully landscaped garden with patio and lawned areas and borders filled with a variety of plants, shrubs and trees. A wonderful family home!

Accomodation;

PORCH: uPVC double glazed doors leading to an enclosed porch area.

HALLWAY: 4.27m x 1.79m (max) - 5.25m x 5.62m (max) - entered via a solid oak glazed front door, with oak flooring, recessed spotlights, uPVC double glazed window to the side, radiator, coved ceiling, built in cupboard, wall mounted boiler situated under the stairs and stairs leading to the first floor.

RECEPTION ONE: 3.76m (max) x 4.40m (max) - with oak flooring, feature fireplace with oak surround, coved ceiling, radiator and a uPVC double glazed bay window to the front.

RECEPTION TWO: 3.93m x 3.52m (max) - with oak flooring, wood burner with exposed brick detail surround, coved ceiling and radiator.

KITCHEN/DINER: 5.25m x 2.1m / 3.62m x 2.09m - with a range of oak wall and base units, black granite effect worktop, slate tiled splashback, grey slate flooring, dark grey 1.5 bowl sink and drainer with mixer tap, stainless steel cooker hood, stainless steel range stove oven, steel splashback, integrated dishwasher, integrated fridge and freezer, breakfast bar, recessed spotlights, uPVC double glazed window to the side, uPVC double glazed patio doors and uPVC double glazed french doors leading to the rear garden.

## FIRST FLOOR

LANDING: with fitted carpet, uPVC double glazed window to the side and a steel/oak/glass staircase leading to the second floor.

BEDROOM ONE: 4.48m (max into bay) x 3.32m - good size double bedroom with stripped floorboards, radiator, coved ceiling and a uPVC double glazed bay window to the front.

BEDROOM TWO: 3.06m x 3.93m - good size double bedroom with oak effect laminate flooring, radiator, coved ceiling and a uPVC double glazed window to the rear.

BEDROOM THREE: 2.48m x 2.27m - single bedroom with stripped floorboards, radiator coved ceiling and a uPVC double glazed window to the front.

FAMILY BATHROOM: 2.43m x 2.47m - Newly installed luxurious family bathroom, with grey ceramic tiled floor, grey gloss fully tiled walls, recessed spotlights, large walk in glass double shower enclosure with shower, white low level WC with concealed cistern, White sink with chrome mixer tap inset into a grey unit with drawers, wall mounted mirrored cabinet, two wall mounted grey storage cabinets, chrome designer towel radiator and two obscure uPVC double glazed windows to the rear.

## SECOND FLOOR

BEDROOM FOUR: 4.72m x 3.94m (max) - spacious bedroom with oak flooring, exposed brick wall, built in oak effect fitted wardrobes, radiator, recessed spotlights, skylight window to front and uPVC double glazed french doors leading to a juliet balcony overlooking the rear garden.

EN SUITE SHOWER ROOM: modern white suite comprising of; White sink inset into vanity unit, white low level WC and shower with a glass/chrome enclosure. Half tiled walls with mosaic border tile, high gloss ceramic floor tiles, chrome towel radiator, extractor fan, contemporary white storage unit, extractor fan and an obscure uPVC double glazed window to the rear.

FRONT GARDEN: Large driveway accomodating multiple cars and planted border filled with plants, bushes and shrubs.

REAR GARDEN: large, pretty, landscaped garden with two patio areas perfect for entertaining, large lawned area, various borders filled with a beautiful range of plants, shrubs and trees.

GARAGE: Larger than average garage with mains electricity and plumbing for washing machine.

SCHOOL CATCHMENT:

**English medium primary catchment:**

Rumney Primary School (year 2022-23)

Rumney Primary School (year 2021-22)

**English medium secondary catchment:**

Eastern High School (year 2021-22)

Eastern High School (year 2022-23)

**Welsh medium primary catchment:**

Ysgol Bro Eirwg (year 2021-22)

Ysgol Bro Eirwg (year 2022-23)

**Welsh medium secondary catchment:**

Ysgol Gyfun Gymraeg Bro Edern (year 2021-22)

Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

**Faith primary catchment:**

St John Lloyd

**Faith secondary catchment:**

St Illtyds High School

St Teilos High School


COUNCIL TAX BAND: E

SERVICES: Water, gas, electricity and drainage

TENURE: Freehold

\*H&M Properties have prepared these sales particulars and believe them to be correct but their accuracy can not be guaranteed. They are intended to give a general description of the property and do not form part of any contract. Services and appliances have not been tested.\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



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.