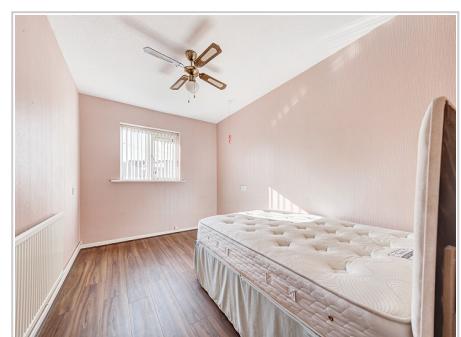
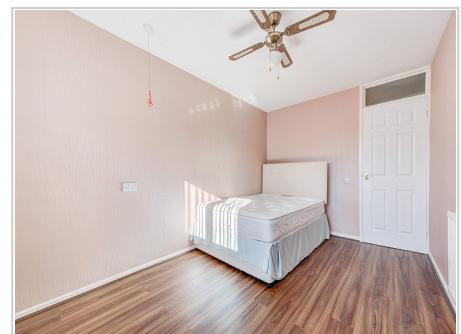


Wentloog Court
Rumney
Cardiff
CF3

£120,000



- Two Bedroom Retirement (Over 55s) Ground Floor Flat
- Communal Living Area And Gardens
- Chain Free
- Well Maintained
- Emergency Pull Cord Alarm System
- Allocated Parking Space
- EPC Rating- TBC
- Council Tax Band- C

Ref: PRA11971

Viewing Instructions: Strictly By Appointment Only

02920 797 919

INFO@WILLIAMSONCO.CO.UK

WWW.WILLIAMSONCO.CO.UK

808 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FH



General Description

This delightful two bedroom ground floor retirement property is a perfect blend of comfort, convenience, and safety, located in the popular area of Rumney. Upon entering, you are welcomed into a spacious hallway, leading to a well-appointed bathroom. The living room, features a large bay window, that floods the space with natural light, providing a warm and inviting atmosphere. From here, you move seamlessly into the well maintained kitchen.

The two generously sized bedrooms provide a peaceful retreat, with plenty of space for relaxation. Additionally, there is a handy storage cupboard offering ample storage options, ensuring everything has its place.

For added convenience, the property is well designed, being accessible throughout. Equipped with a 24/7 emergency pull cord alarm system, safety is prioritised at all times. With the added bonus of a communal and laundry room, along with gardens, offer opportunities to socialise and unwind, while allocated parking ensures easy access to your home.

This property is chain-free, making for a smooth and stress-free move. With its secure and supportive environment, this retirement property offers the perfect balance of privacy, community, and peace of mind.

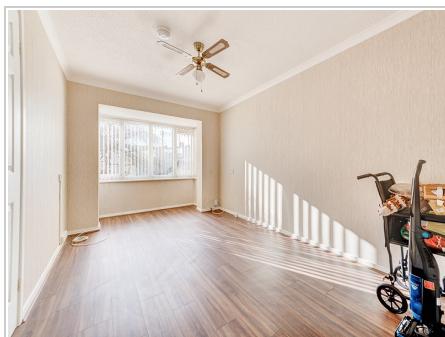
Accommodation

Entrance Hall

Enter via wooden door, papered walls, textured ceilings, radiator, frosted window to front, laminate flooring, doors to all rooms and cupboard for ample storage.

Bathroom

PVC double glazed window to side aspect, papered walls with tiled splash back to bath and sink area, vinyl flooring, panelled bath with hot and cold taps with electric shower over, pedestal wash hand basin with hot and cold taps, close coupled wc, radiator.



Living Room

PVC double glazed bay window to front aspect, door to kitchen space, papered walls, textured ceiling with coving, laminate flooring, radiator.



Kitchen

PVC double glazed window looking out to communal garden, 2 doors to storage cupboard with housed in boiler, vinyl flooring, papered walls with tiled splash back, stainless steel sink with drainer and hot and cold taps, based units set on a complimentary work surface, electric hob with 4 burners, integrated electric oven, integrated fridge/freezer.



Bedroom 1

PVC double glazed window to front aspect, papered walls, textured ceiling, laminate flooring, radiator.

Bedroom 2

PVC double glazed window to front aspect, laminate flooring, papered walls, textured ceiling, radiator.



Store room

Painted walls, textured ceiling, concrete flooring, wall mounted shelving for storage.

Services

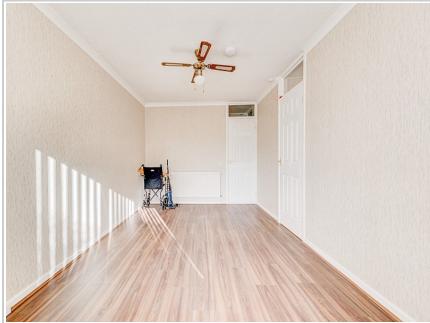
Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band C



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.