

Clovelly Crescent  
Llanrumney  
Cardiff  
CF3

£330,000



- Three Bedroom Semi Detached Property
- Modern Kitchen
- Two Reception Rooms
- Large Living/Dining Room
- Utility Area & Ground Floor WC
- Enclosed Rear Garden
- Parquet Flooring
- EPC Rating: TBC
- Council Tax Band: E



**Ref: PRA12022**

Viewing Instructions: Strictly By Appointment Only

## General Description

Positioned in a desirable residential area, this well presented three-bedroom home offers the perfect blend of space, style, and modern convenience- ideal for contemporary family living.

The kitchen is finished to a modern standard, boasting integrated appliances, a wine fridge, and Velux skylights that bathe the space in natural light. The open-plan living and dining area creates a versatile social hub, ideal for both everyday life and entertaining. A separate lounge provides a peaceful retreat, while a ground floor WC and integral garage add welcome practicality.

Upstairs, three well-proportioned bedrooms offer comfort and flexibility, complemented by a family bathroom.

Outside, the rear garden has been landscaped for low maintenance, featuring a patio area, artificial lawn, and a charming chimney-style outdoor fire- perfect for alfresco evenings.

Located within easy reach of local shops, well-regarded schools, regular bus

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## Accommodation



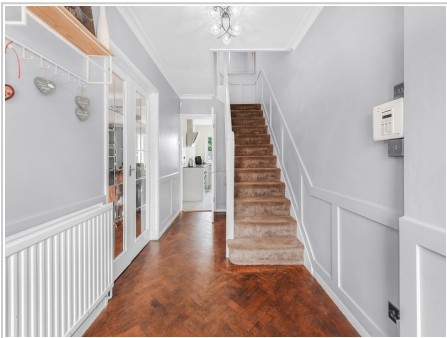
### Front

Off road parking via driveway, access to property via front door, integral garage.



### Entrance

Entered via front door, carpet flooring, painted walls and ceiling, door leading into garage, door leading into entrance hallway.



### Hallway

PVC window to front aspect, parquet flooring, panelled walls, painted ceiling, carpeted staircase to first floor. Doors into living area and kitchen.



## Living Area

Parquet flooring, painted walls and ceiling, window to front aspect, radiator, feature panelled walls.

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## Dining Area

Parquet flooring continued from living room, painted walls and ceiling, radiator, log burner, french doors to rear garden.

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## Kitchen

Fitted kitchen with range of wall and base units, integrated appliances: hob, oven, wine cooler; painted walls and ceiling, recessed spotlights, velux windows, PVC window to rear aspect, door into garage, door into utility area, tiled flooring.

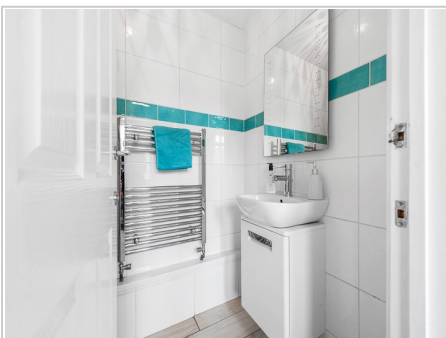
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## Utility Area

Tiled flooring, painted walls and ceilings. Window and patio door providing access to rear garden. Space for washing machine and marble work top.

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## Ground Floor WC

Tiled walls and floor, painted ceiling. Sink with basin and mirror. Close couple WC. Towel radiator.

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## Lounge

Laminate flooring. Painted walls and ceiling. Pendant lights. Access to the rear garden via PVC patio doors. PVC window.

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## Landing

Feature half panelled walls and the remaining painted. Painted ceiling with a pendant lights. Carpeted stairs. PVC window to the rear and access to loft.

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## Bedroom 1

Window to front aspect. Painted walls and ceiling. Fitted wardrobes and carpeted floor. Radiator.

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## Bedroom 2

Window to front aspect. Painted walls and ceiling. Fitted wardrobes and carpeted floor. Radiator.

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## Bedroom 3

Window to front aspect. Painted walls and ceiling. Fitted wardrobes and carpeted floor. Radiator.

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## Bathroom

Tiled walls and floor. Painted ceiling with spotlights. Towel radiator. PVC window to rear of property. Closed WC cubicle, sink basin and cupboard, shower cubicle.

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## Rear Garden

Enclosed rear garden, paved patio area with pathway to rear, glass balustrade, artificial grass.

## Services

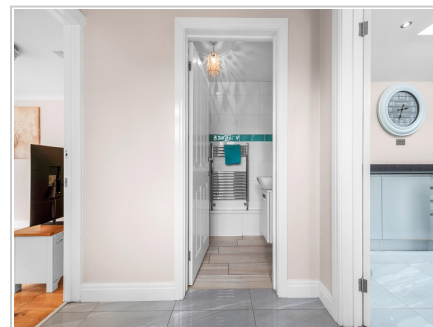
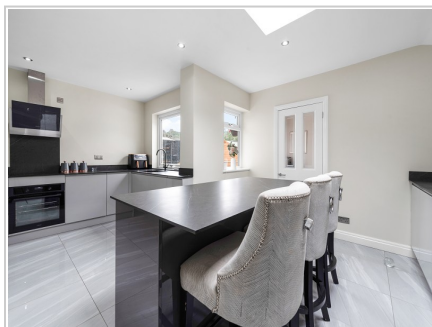
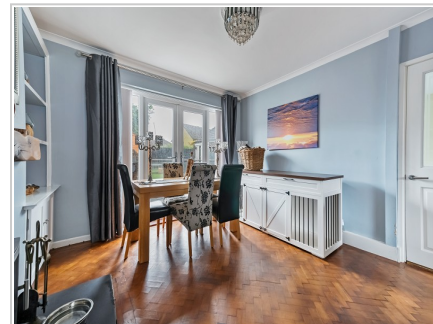
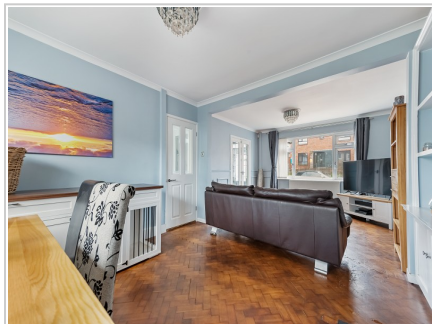
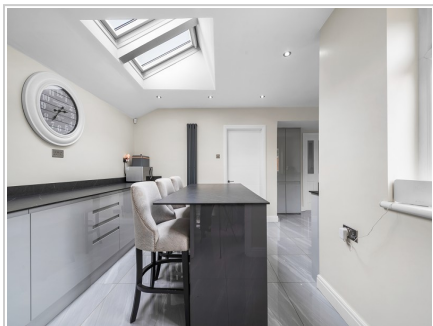
Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E





# Williamson & Co

ESTATE & LETTING AGENTS



02920 797 919



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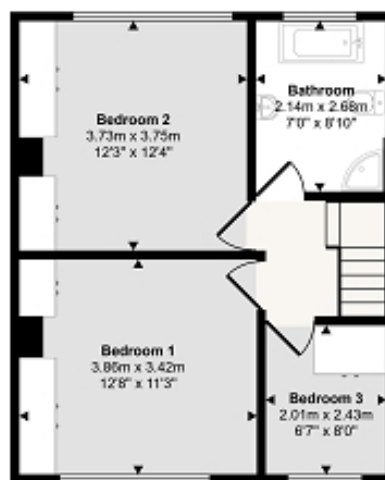
808 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FH



Approx Gross Internal Area  
142 sq m / 1526 sq ft



Ground Floor  
Approx 93 sq m / 1052 sq ft




First Floor  
Approx 44 sq m / 474 sq ft


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.