



3 BEDROOMS

1 BATHROOM

OFF
ROAD PARKING

ENCLOSED
GARDEN

TERRACED
PROPERTY

880 SQFT

Guide Price £220,000-£230,000

This charming three-bedroom mid-terraced house presents an excellent opportunity for first-time buyers, growing families, or those seeking a well-located and practical home.



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Rumney, CF3 4FH
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FRONT

Off road parking via driveway, paved path leading to front door, decorative chippings and a variety of shrubs.



ENTRANCE HALL

Enter via composite front door, laminate flooring, papered walls, textured ceiling, doors into all ground floor rooms, carpeted staircase ascending to first floor. Ground floor WC, comprising, wash hand basin and close couple WC, window to front aspect.

LIVING ROOM

Window to rear aspect, carpeted flooring, feature chimney breast with fireplace and surround, painted walls, textured ceiling, radiator.



DINING ROOM

Window to rear aspect, feature stone effect textured wall opening into kitchen, remainder of walls painted, ceiling painted with coving, tiled flooring, radiator.

KITCHEN

Kitchen comprising of a matching range of wall and base units, with complimentary work surface, sink unit with drainer and mixer tap, integrated oven and gas hob with extractor above, spaces for white goods. Window to front aspect, tiled flooring, tiled splashback remainder of wall painted, painted textured ceiling.



LANDING

Window to rear aspect, carpeted floor, painted walls, textured ceiling, radiator, doors to all rooms.



BEDROOM 1

Windows to front and rear aspect, carpeted flooring, papered walls, textured ceiling. Ample space for wardrobes, radiator.

BEDROOM 2

Window to front aspect, papered walls, textured ceiling, carpeted flooring, radiator.



BEDROOM 3

Window to front aspect, carpeted flooring, papered walls, textured ceiling, radiator.

BATHROOM

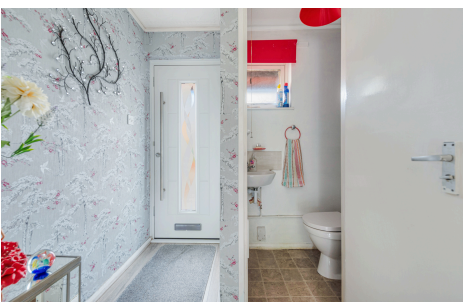
Window to rear aspect, wash hand basin set upon vanity unit, WC, fully tiled walls, painted ceiling with recessed spotlights. Quadrant shower cubicle, mains operated shower with rainfall shower head above, handheld attachment, chrome heated towel rail, assistance bar and seat.

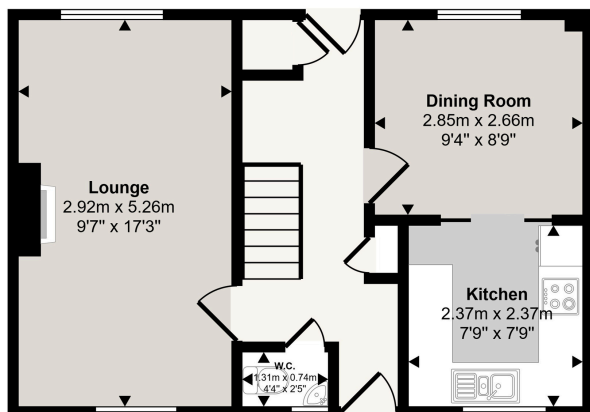




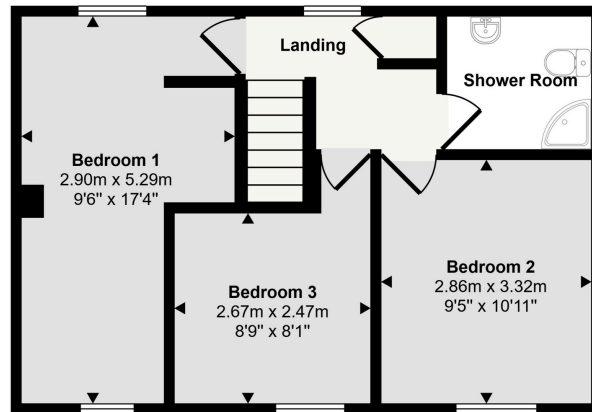
GARDEN

Low maintenance enclosed rear garden. Steps down to paved patio area, steps down to decorative stones and concrete patio. Mature shrubs. Garage with roller shutter door.





Ground Floor
Approx 41 sq m / 438 sq ft



First Floor
Approx 41 sq m / 442 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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