



3 BEDROOMS

SPACE FOR
W/C/SHOWER
ROOM

LARGE ENCLOSED
REAR GARDEN

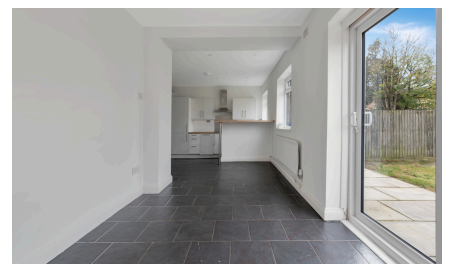
READY TO MAKE
YOUR OWN

END OF TERRACE
PROPERTY

GREAT
LOCATION

OIRO **£270,000**

A well-presented three-bedroom end of terrace home in Llanrumney, offering neutral décor, a bright living room, utility, three bedrooms with built-in wardrobes, and a modern bathroom. Ready to move into and well located for local amenities, schools, and transport links.



02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk



ENTRANCE HALL

A welcoming entrance finished with vinyl flooring, painted walls, and a textured ceiling with coving. Additional features include a radiator and carpeted stairs leading to the first floor, all complemented by a modern PVC front door.



RECEPTION ROOM

A bright and spacious room with laminate flooring, neutral décor with painted walls and ceiling, and a front-aspect window allowing plenty of natural light. Radiator.



KITCHEN

Range of wall and base units, ceramic Belfast styled sink with mixer tap complimentary work surfaces, integrated; eye level oven, electric hob, dishwasher and fridge freezer. Splash back and extractor fan set above, fitted breakfast bar to remain, tiled flooring, painted walls and ceiling with recessed spot lights, two windows to rear aspect.



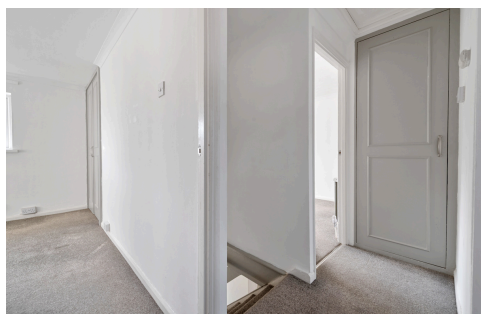
DINING AREA

Tiled flooring continued from kitchen, painted walls and ceiling, patio doors into rear garden.



UTILITY

Window to front aspect, currently used for utility space, could easily convert to ground floor WC, plumbing present for washing machine and wall mounted wash hand basin. Painted walls and ceiling.



LANDING

Well-presented landing featuring carpet flooring and a rear-aspect window allowing ample natural light. Finished with painted walls, a textured ceiling with coving, and convenient access to the loft. Includes a useful storage cupboard housing the combi boiler.



BEDROOM 1

A well-sized double bedroom with carpet flooring and neutrally painted walls and ceiling. A front-aspect window brings in plenty of natural light, painted walls and ceiling, built-in wardrobes provide generous storage.



BEDROOM 2

A comfortable double bedroom to the rear of the property, featuring carpet flooring, painted walls and ceiling, and built-in wardrobes. The rear-aspect window offers a pleasant outlook and good natural light.



BEDROOM 3

Another good-sized bedroom with carpet flooring and neutral décor with painted walls and ceiling. The front-aspect window brightens the room, and built-in wardrobes offer practical storage.



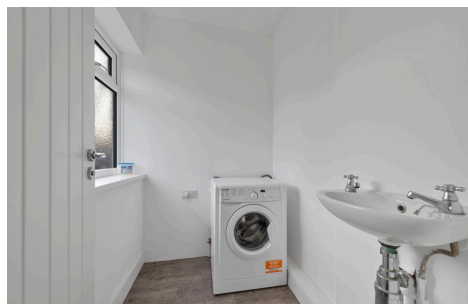
BATHROOM

Fitted with vinyl flooring and spotlights to the painted ceiling. Three walls are half-tiled, with the bath wall fully tiled. Includes a bath with shower over, WC, pedestal sink, and a rear-aspect window for ventilation.



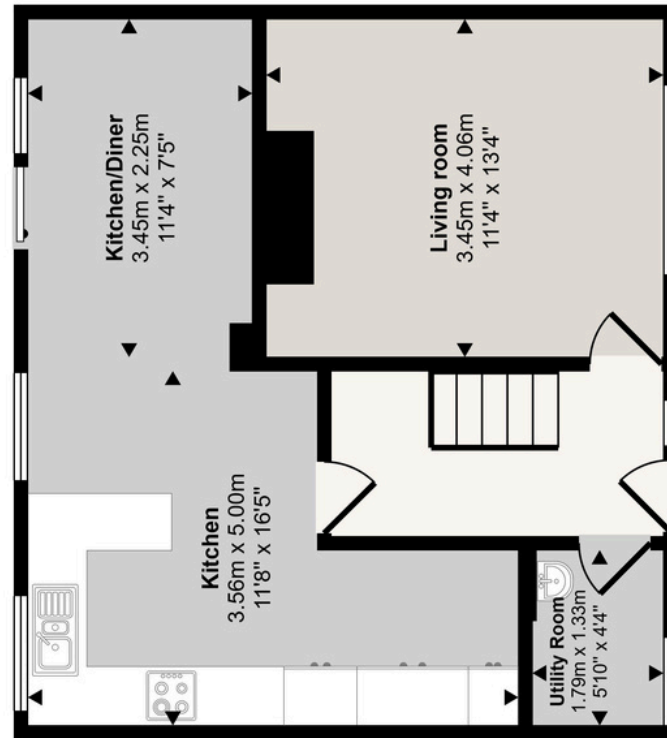
REAR GARDEN

Enclosed with fenced boundary to one side and brick to the other, paved patio area with remainder laid to lawn. Side access via gate.

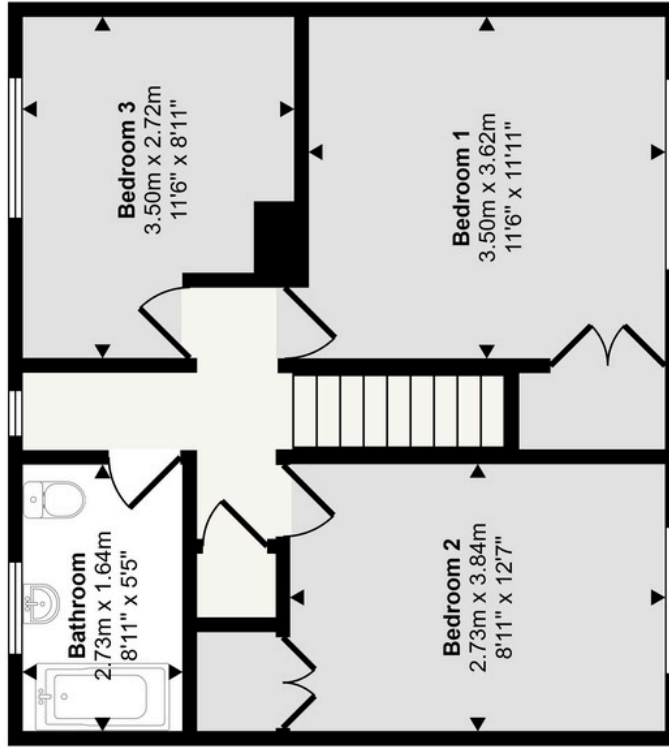


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft



First Floor
Approx 48 sq m / 515 sq ft

Want to be the first to
know about new properties?



02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Want to be the first to
know about new properties?



02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk