



**3 BEDS PLUS LOFT
ROOM**

**LOCATED IN THE
SOUGHT-AFTER
AREA OF RUMNEY**

**LARGE ENCLOSED
REAR GARDEN**

**CUL-DE-SAC
LOCATION**

**2 RECEPTION
ROOMS**

**GARAGE WITH
MEZZANINE
FLOOR**

Guide Price £375,000- 385,000

A beautifully modern family home in the popular area of Rumney, offering spacious living throughout. Features include an open-plan kitchen/diner, utility room, groundfloor W.C., and an additional loft room. The property also benefits from a large rear garden with composite decking and glass balustrade, plus a substantial separate garage with mezzanine floor, perfect for storage, hobbies, or workspace.



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ENTRANCE HALL

The porch, finished with durable flooring, a PVC door with glazed panels, and partially painted walls, leads into a welcoming hallway. The hallway features painted walls and ceiling, attractive parquet flooring, and a window to the side aspect, creating a bright and inviting entrance to the home.



RECEPTION ROOM

Spacious living room with attractive parquet flooring and painted décor throughout. A bay window to the front aspect fills the room with natural light. The space also offers scope for a fireplace, complete with a brick back and tiled feature surround.



KITCHEN

Stylish modern kitchen with tiled flooring, sleek black units, and a central island. Sliding doors to the rear and a side-aspect window provide excellent natural light, complemented by contemporary ceiling spotlights.



W/C

Convenient ground-floor W/C, with wash hand basin, and rear-aspect window. Fully tiled from floor to ceiling for a clean and modern appearance.



UTILITY ROOM

Practical utility space with tiled flooring and designated areas for a washing machine and tumble dryer. A side-aspect window provides ventilation and natural light.



REAR GARDEN

The garden features a contemporary composite decking area with a glass balustrade, Artificial grass, and convenient access to the garage at the rear of the plot.

LANDING

Bright landing area with painted walls and ceiling, carpeted flooring, and a stair runner on the staircase. A striking brick feature wall adds character.



BEDROOM 1

Generous primary bedroom featuring original floorboards, painted walls and ceiling, and a bay window to the front aspect. Additional highlights include built-in wardrobes and picture rails.



BEDROOM 2

Well-proportioned second bedroom with painted walls and ceiling, picture rail detailing, carpeted flooring, and a window overlooking the rear aspect.



BEDROOM 3

A comfortable third bedroom offering a front-aspect window, papered walls with painted upper sections, and picture rail detail, enhancing the room's character.



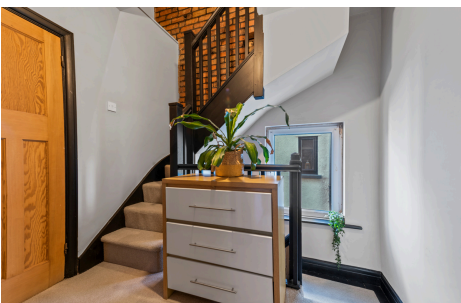
BATHROOM

Stylish bathroom with a window to the side aspect, two fully tiled feature walls, and two painted walls with a painted ceiling. Includes vinyl flooring, sink with vanity unit, and a bath with shower over and glass panel. A modern towel radiator completes the space.

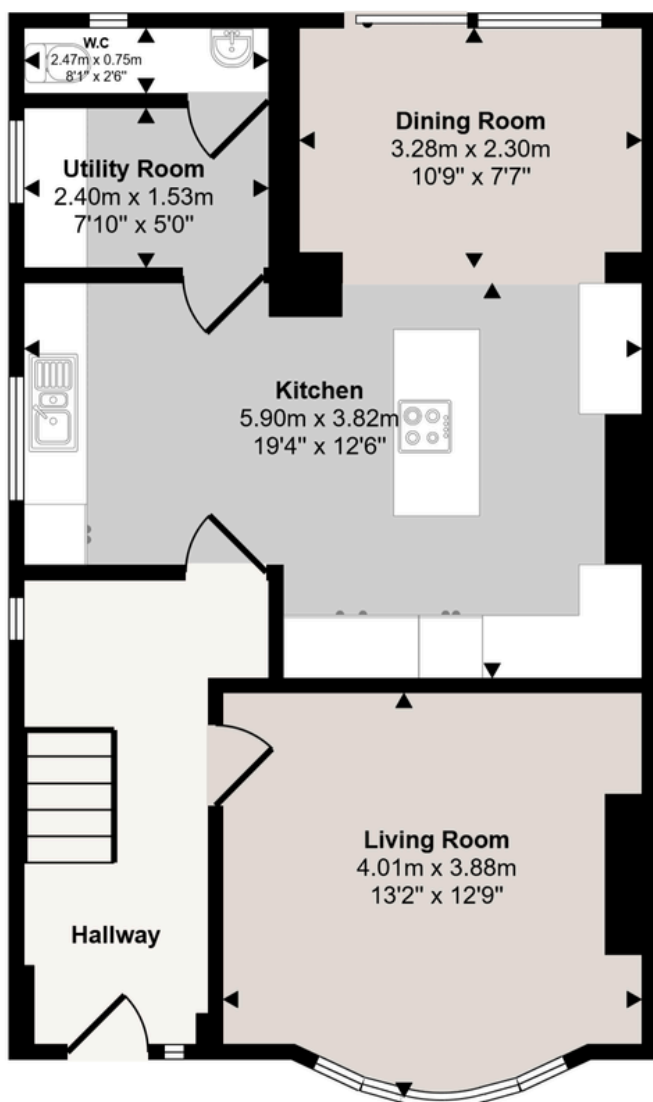


LOFT ROOM

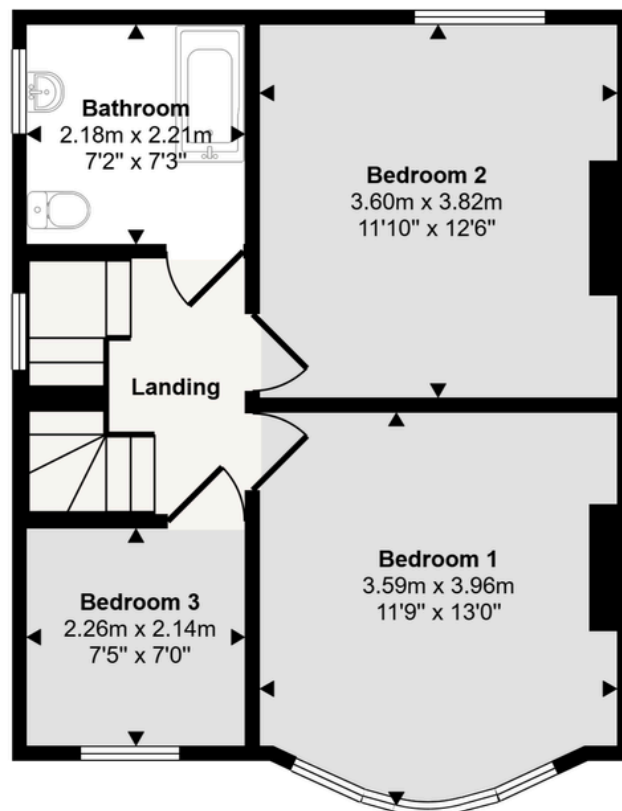
Versatile loft room featuring carpeted flooring, Velux windows, and painted walls and ceiling. A feature brick wall adds a stylish focal point, making this space ideal as an additional bedroom, office, or hobby room.



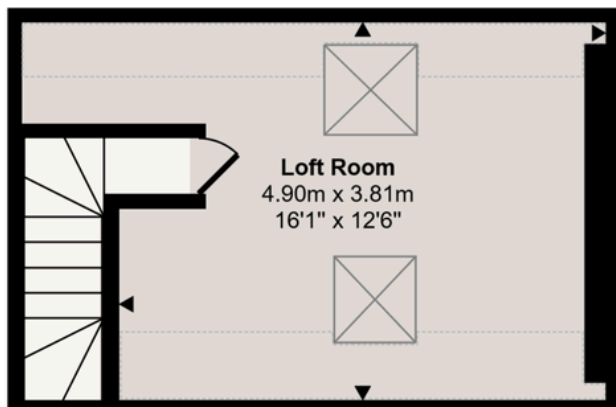
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



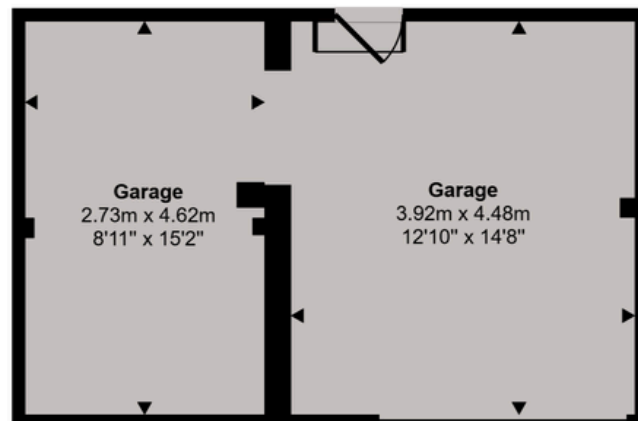
Ground Floor
Approx 60 sq m / 642 sq ft



First Floor
Approx 44 sq m / 478 sq ft



Second Floor
Approx 22 sq m / 242 sq ft



Garage
Approx 32 sq m / 341 sq ft

Energy Performance Rating

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

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