



**3 BED SEMI  
DETACHED**

**LARGE REAR  
GARDEN**

**OFF ROAD  
PARKING**

**CLOSE TO LOCAL  
AMENITIES**

**POPULAR AFTER  
LOCATION**

**GROUND FLOOR  
WC**

**Priced at £190,000**

A well-presented three-bedroom semi-detached property located in the popular area of Rumney. Ideal for first-time buyers or investors alike, the home benefits from off-road parking and a spacious rear garden, offering excellent potential for outdoor living or future improvement. Conveniently situated close to local amenities and transport links, this property represents a fantastic opportunity.



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### **ENTRANCE HALL**

Enter via wooden front door, laminate flooring, pvc window with obscure glass to front aspect, radiator, door into wc and living room, previous door to kitchen remains but has been made into a handy storage cupboard., stairs leading to first floor.



### **KITCHEN**

Pvc window to rear aspect, floors partially vinyl and the remainder carpeted flooring, a range of base units set on a complimentary work surface, stainless sink with hot and cold taps, integrated electric oven, gas hob with four burners, space for chest fridge/freezer, space for washing machine, access to the utility room, door to handy storage cupboard, textured ceiling with coving, papered walls



### **UTILITY ROOM**

Wooden door to front aspect, matching range of wall and base units set on a complimentary work surface, vinyl flooring, integrated fridge/freezer, stainless sink with hot and cold taps and drainer, washing machine, textured ceiling, papered walls, door to rear garden.



### **LIVING ROOM**

Pvc window to front aspect, gas fire set on mantle and hearth, carpet flooring, radiator x2, pvc french doors to rear garden.



### **LANDING**

Pvc window to rear aspect, carpet flooring, access to loft space, doors leading to aforementioned rooms, textured ceiling with coving.





### **BEDROOM 1**

Pvc window to front aspect, fitted wardrobe, carpet flooring, papered walls, textured ceiling with coving, radiator.



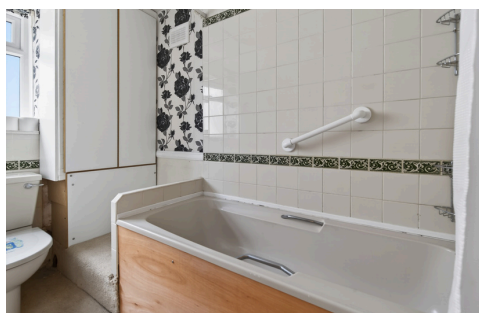
### **BEDROOM 2**

Pvc window to side aspect, fitted dressing table and wardrobes, carpet flooring, radiator, papered walls, papered ceiling with coving



### **BEDROOM 3**

Pvc window to rear aspect, carpet flooring, papered walls, textured ceiling with coving, radiator, access to loft space.



### **BATHROOM**

Pvc window to side aspect with obscured glass, panelled bath with hot and cold taps, mains fed shower with hand held attachment, carpet flooring, pedestal wash hand basin with hot and cold taps, close couple wc, storage cupboard with housed in boiler, tiled walls near bath and sink area, papered walls, suspended ceiling.

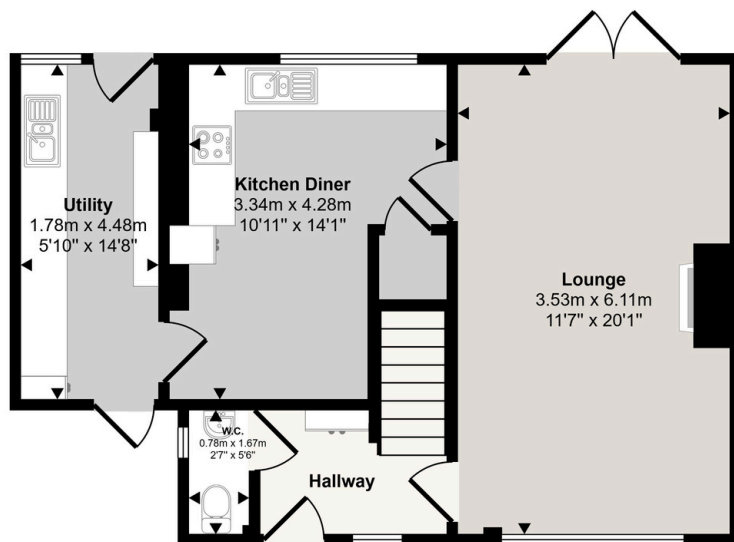


### **REAR GARDEN**

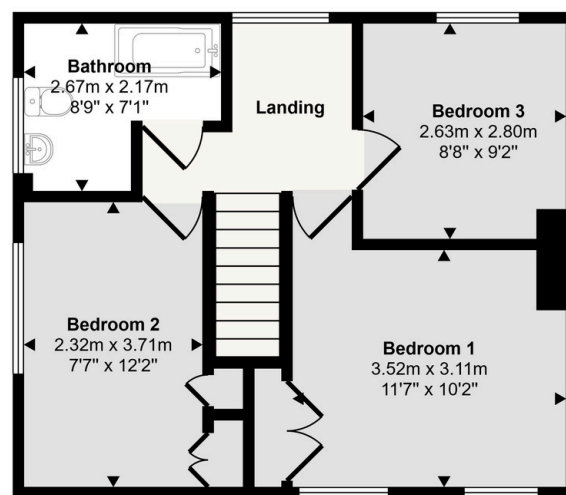
Patio area, fenced boundaries, remainder laid to lawn.

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  
96 sq m / 1034 sq ft



Ground Floor  
Approx 53 sq m / 573 sq ft



First Floor  
Approx 43 sq m / 461 sq ft

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