



3 BEDROOMS

LARGE GARAGE

ENCLOSED REAR  
GARDEN

NEW BUILD -  
MOVE IN READY

SEMI-DETACHED

GREAT  
LOCATION

**Asking Price £355,000**

Immaculately presented is this three-bedroom semi-detached new-build family home, located in Rumney. The property offers bright, spacious living, with three well-proportioned bedrooms, a generous living room, a kitchen/diner, an enclosed rear garden, large garage and off road parking. Further benefits include an excellent EPC rating of A, with an electric car charger, solar panels, and battery storage- making this an energy-efficient home.



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### HALLWAY

Well-presented landing featuring carpet flooring and a rear-aspect window allowing ample natural light. Finished with painted walls and ceiling.



### GROUND FLOOR W/C

Comprising a toilet and wash hand basin, with painted walls and a window to the front aspect.



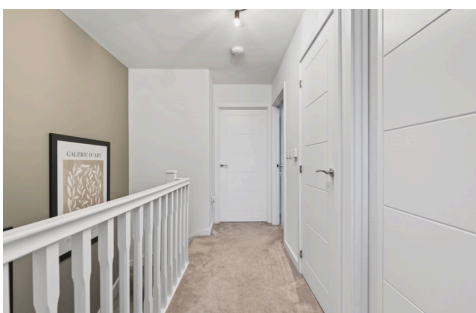
### KITCHEN

Laminate flooring with a window to the front aspect. Fitted kitchen units with integrated hob, oven and extractor fan. Built-in fridge/freezer and space for a washing machine.



### LIVING ROOM

Carpeted flooring with painted walls and ceiling. Patio doors provide access to the rear garden and a window onto the rear aspect of the property.



### LANDING

Carpeted landing with painted walls and ceiling. Storage cupboard housing the water tank.





#### **BEDROOM 1 AND EN-SUITE:**

Carpeted flooring with a painted ceiling, walls and one wallpapered wall. Window overlooking the rear aspect and a built-in wardrobe. The en-suite is fitted with a shower cubicle, toilet and wash hand basin. Towel radiator and a window to the side aspect.



#### **BEDROOM 2:**

Carpeted flooring with painted walls and ceiling. Large window to the front aspect and built-in wardrobes.



#### **BEDROOM 3:**

Carpeted flooring with painted walls and ceiling. Window to the rear aspect.



#### **BATHROOM:**

Tiled flooring and walls. Suite comprises a bath with shower over, toilet and wash hand basin. The window looks out to the front aspect of the property.



#### **EXTERNAL/ GARAGE:**

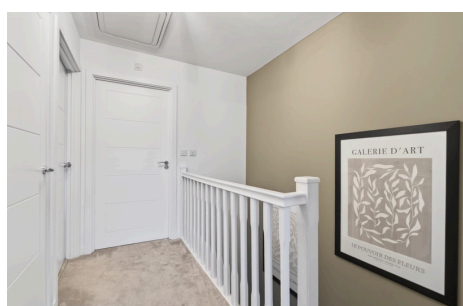
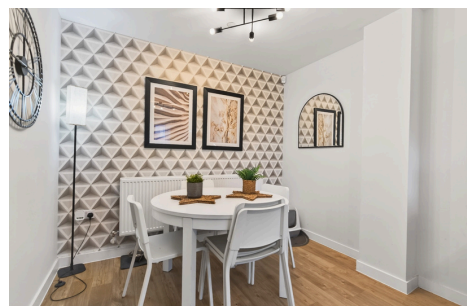
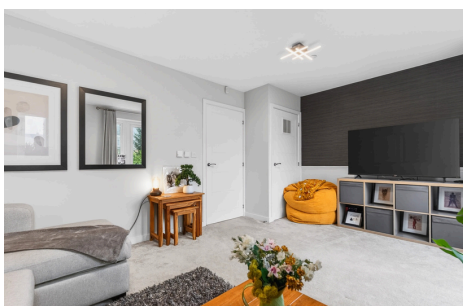
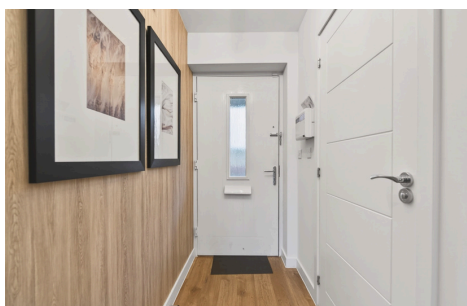
Electric car charger, solar panels with battery storage. Garage has an electric door which can be accessed from the driveway. Inside the garage, there is electric, the walls are brick and a concrete floor. There is also a side door that accesses the garden.



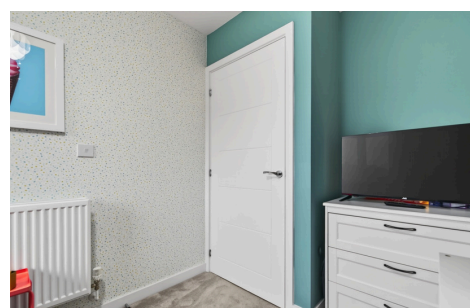
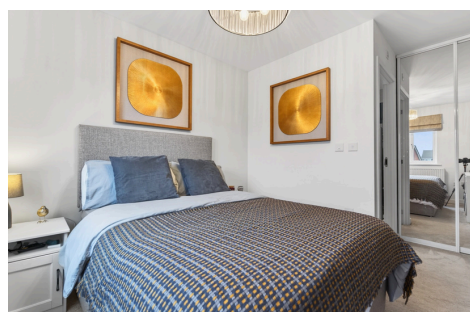


## REAR GARDEN

Enclosed with fenced boundary, the garden has a paved patio area with remainder laid to lawn. Side access via gate and side door accessing the garage,



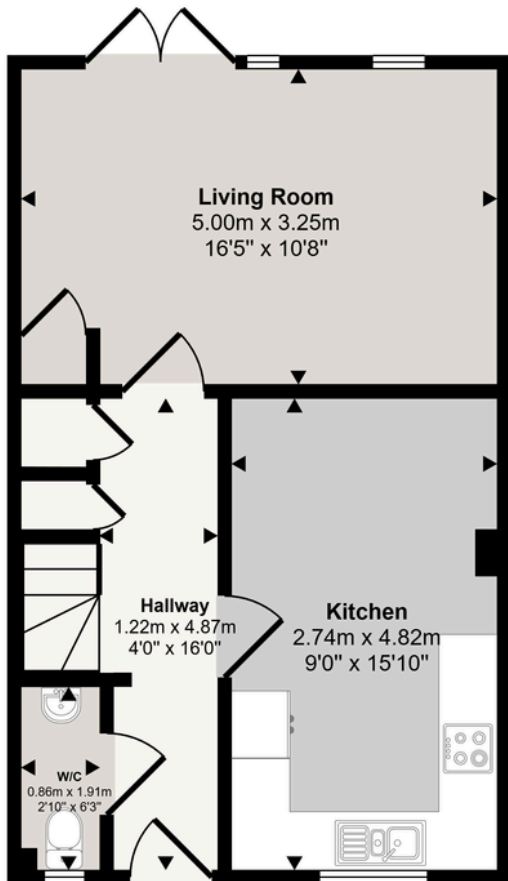




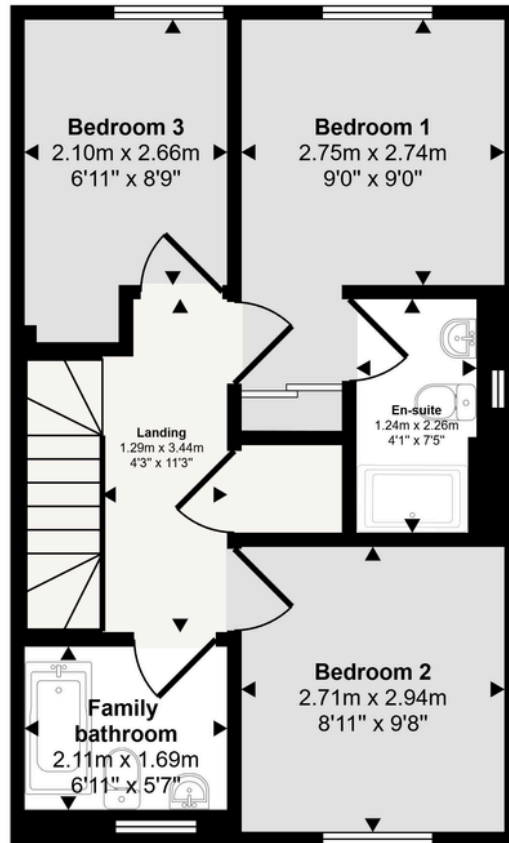
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>	98 A	100 A
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>		

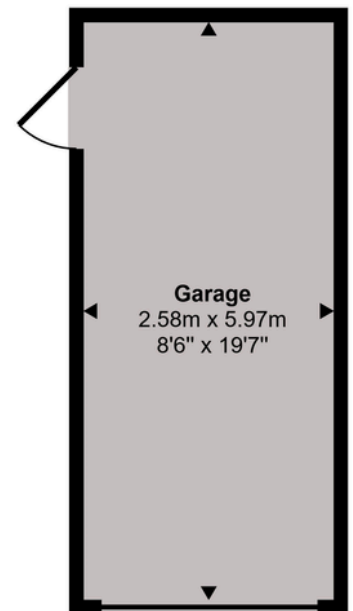
**Approx Gross Internal Area**  
**98 sq m / 1058 sq ft**



**Ground Floor**  
**Approx 41 sq m / 444 sq ft**



**First Floor**  
**Approx 42 sq m / 447 sq ft**



**Garage**  
**Approx 15 sq m / 166 sq ft**

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