



PATCHWAY CRESCENT


RUMNEY






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RUMNEY, CF3 4AH - £330,000

 4 bedroom(s)

 2 bathroom(s)

 1348.87 sq ft

Reduced to Sell!

JeffreyRoss are proud to offer to the market this impressive three storey family home in the popular area of Rumney. This semi detached property briefly comprises entrance hallway, 2 reception rooms and family bathroom on the ground floor with stairs leading to the first floor and lower ground level. The lower level boasts an open plan living, dining and kitchen space perfect for entertaining as french doors lead onto a south West facing garden. To the first floor are 4 double bedrooms and a second bathroom. The front benefits access to a sizeable garage and driveway parking.

Take a closer look at our Interactive walk through tour and get in touch with our Roath office for more details

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

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Director







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



I'd rather be in
Fenny &













LAMONA





ENTRANCE PORCH

HALLWAY

Stairs to upper and lower levels

BATHROOM

2.53m x 1.38m (8'3" x 4'6")

LOUNGE

3.71m x 3.25m (12'2" x 10'7")

PLAY ROOM

3.51m x 3.93m (11'6" x 12'10")

TO THE LOWER FLOOR

KITCHEN / LIVING / DINING

7.44m x 3.77m widest points (24'4" x 12'4" widest points)

UPPER FLOORS

BEDROOM ONE

3.57m x 3.04m (11'8" x 9'11")

BEDROOM TWO

2.57m x 3.96m (8'5" x 12'11")

BEDROOM THREE

3.63m x 2.66m (11'10" x 8'8")

BEDROOM FOUR

3.61m x 2.64m (11'10" x 8'7")

BATHROOM

2.46m x 0.83m (8'0" x 2'8")

GARDEN

DRIVEWAY

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

GARAGE

2.51m x 4.95m (8'3" x 16'3")

COUNCIL TAX

Band - E

SCHOOL CATCHMENT

My English medium primary catchment area is

Bryn Hafod Primary School (year 2024-25)

My English medium secondary catchment area is Eastern High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Bro Eirwg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

” Stylish townhouse living in the popular area of Rumney. Set over three floors in 1,348 SQFT with an impressive garden.

Comments by Mr Elliott Hooper-Nash

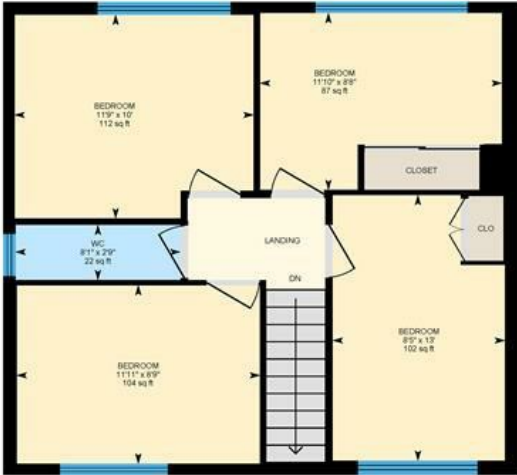


Patchway Cres, Rumney, CRF

Main Building: Total Interior Area 1349.37 sq ft



Ground Floor



1st Floor



Lower Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross