

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PATCHWAY CRESCENT
RUMNEY



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

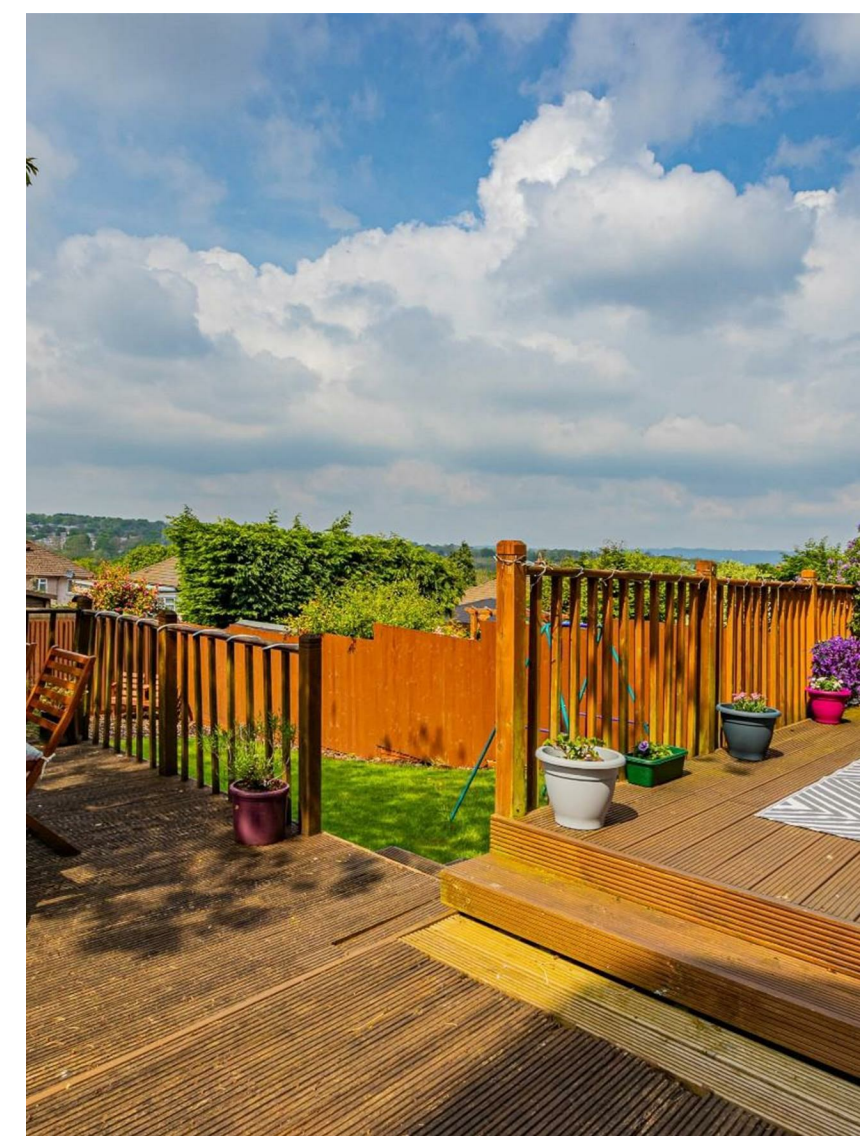
SCHOOL CATCHMENT

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)





PATCHWAY CRESCENT

RUMNEY, CF3 4AH - £325,000

 4 Bedroom(s)  2 Bathroom(s)  1348.87 sq ft

Recently reduced to sell!

JeffreyRoss are proud to offer to the market this impressive three storey family home in the popular area of Rumney,

This excellent, semi detached property briefly comprises entrance hallway, 2 reception rooms and family bathroom on the ground floor with stairs leading up to the first floor and down to the lower ground level.

The lower ground level boasts an open plan living, dining and recently refurbished kitchen space with the usual integrated appliances, perfect for entertaining. With french doors leading out to the huge decked sitting and dining area, over looking a large, South West facing garden.

Up on the first floor are 4 double bedrooms and a second bathroom.

The front benefits access to a sizable garage and driveway parking for at least 2 cars.

The property has lovely views across the valley, a huge garden and massive potential. The 2 reception rooms could very easily be knocked through into one huge reception room for larger families gatherings..

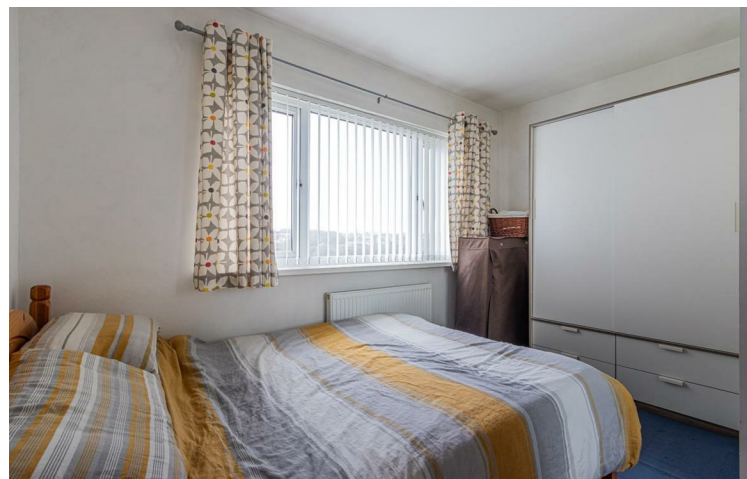
Take a closer look at our Interactive walk through tour and get in touch with our Roath office for more details. Call 02920 499680 and book your viewing today.



PROPERTY SPECIALIST

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02920 499680
Director

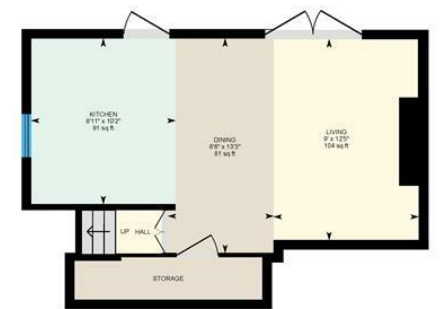
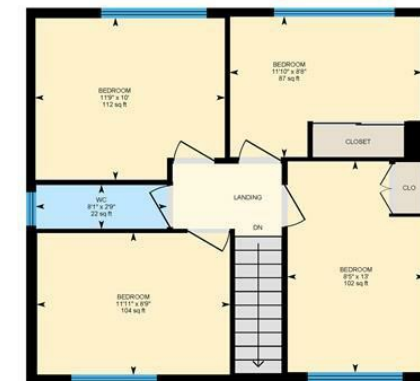




Patchway Crescent, Rumney

Patchway Cres, Rumney, CRF

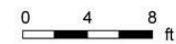
Main Building: Total Interior Area 1349.37 sq ft



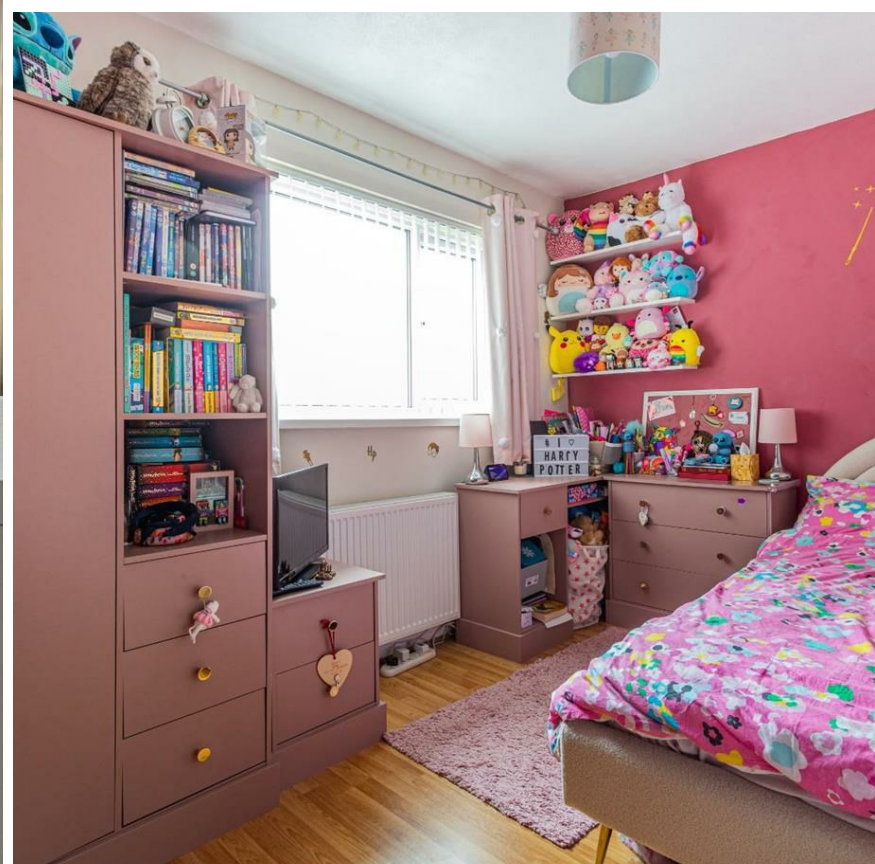
Ground Floor

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.



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	