

Jeffrey Ross

LETTINGS  
STYLISH SALES  
CARDIFF'S HOME FOR



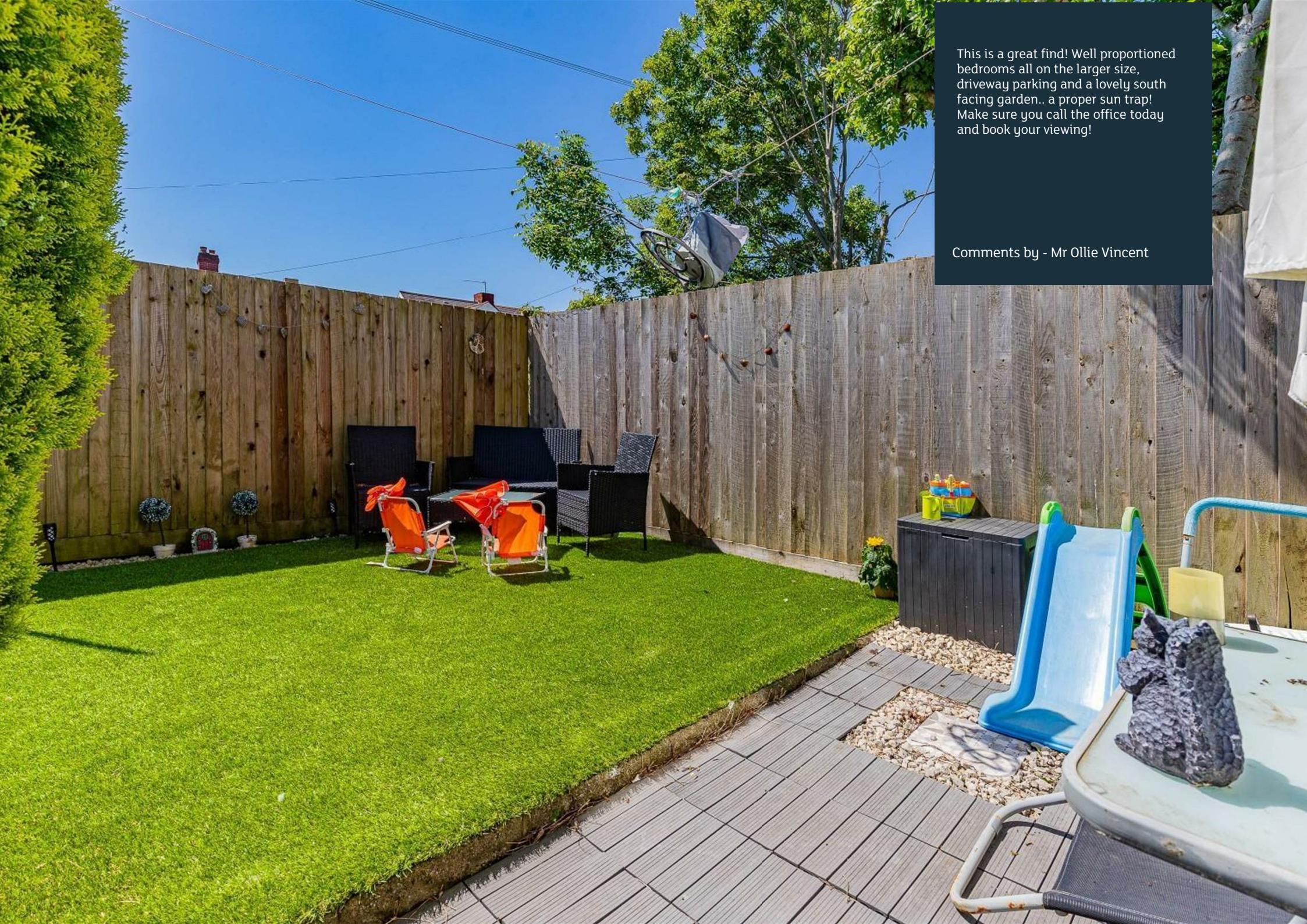
CAEGLAS AVENUE  
RUMNEY



Caeglas avenue

Total Area: 106.8 m<sup>2</sup> ... 1149 ft<sup>2</sup>

All measurements are approximate and for display purposes only



This is a great find! Well proportioned bedrooms all on the larger size, driveway parking and a lovely south facing garden.. a proper sun trap! Make sure you call the office today and book your viewing!

Comments by - Mr Ollie Vincent



## CAEGLAS AVENUE

RUMNEY, CF3 3JY - ASKING PRICE - £260,000



3 Bedroom(s)



1 Bathroom(s)



1149.00 sq ft

Nestled in the charming area of Rumney, Cardiff, this delightful mid-terrace house on Caeglas Avenue presents an exceptional opportunity for those seeking a comfortable and spacious home. Spanning an impressive 1,149 square feet, the property is well-suited for families or individuals who appreciate generous living spaces.

The house boasts two inviting reception rooms, perfect for relaxation and entertaining guests, while the well-proportioned layout ensures a seamless flow from one room to the next, creating a warm and welcoming atmosphere. With three generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The bathroom has been modernised to an exceptionally high standard, featuring a double walk-in shower and a free-standing roll-top bath, adding a touch of luxury to daily routines.

Built between 1950 and 1959, this home retains its mid-century charm, offering character and a sense of history, while still providing the potential for modern updates to reflect your personal style. A notable advantage of this property is the parking space available for two vehicles, a rare find in urban settings, ensuring convenience for both you and your guests.

The location in Rumney is particularly appealing, with a variety of local amenities, schools, and parks nearby, making it an excellent choice for families and professionals alike. Furthermore, the property benefits from excellent transport links into Cardiff city centre, as well as convenient access to the A48 and M4, making it ideal for commuters working in Bristol and beyond.

In summary, this mid-terrace house on Caeglas Avenue offers a wonderful blend of space, charm, and practicality in a vibrant community. With its attractive features and prime location, it is sure to capture the interest of those looking for a comfortable living space in Cardiff. Call the office on 02920 499680 and book your viewing today.

### PROPERTY SPECIALIST

**Mr Ollie Vincent**  
029 20499680 extensi  
ollie.vincent@jeffreyross.co.uk  
Senior valuer





#### Entrance Hall

#### Living Room

5.18 x 3.25 (16'11" x 10'7")

#### Dining Room

5.18 x 3.63 (16'11" x 11'10")

#### Kitchen

6.15 x 2.34 (20'2" x 7'8")

#### to the First Floor

#### Bedroom 1

5.21 x 3.30 (17'1" x 10'9")

#### Bedroom 2

3.63 x 3.05 (11'10" x 10'0")

#### Bedroom 3

4.04 x 2.44 (13'3" x 8'0")

#### Bathroom

4.78 x 2.08 (15'8" x 6'9")

#### Garden

South Facing

#### Tenure

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

#### School Catchment

English medium primary catchment area is Rumney Primary School (year 2024-25)

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

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

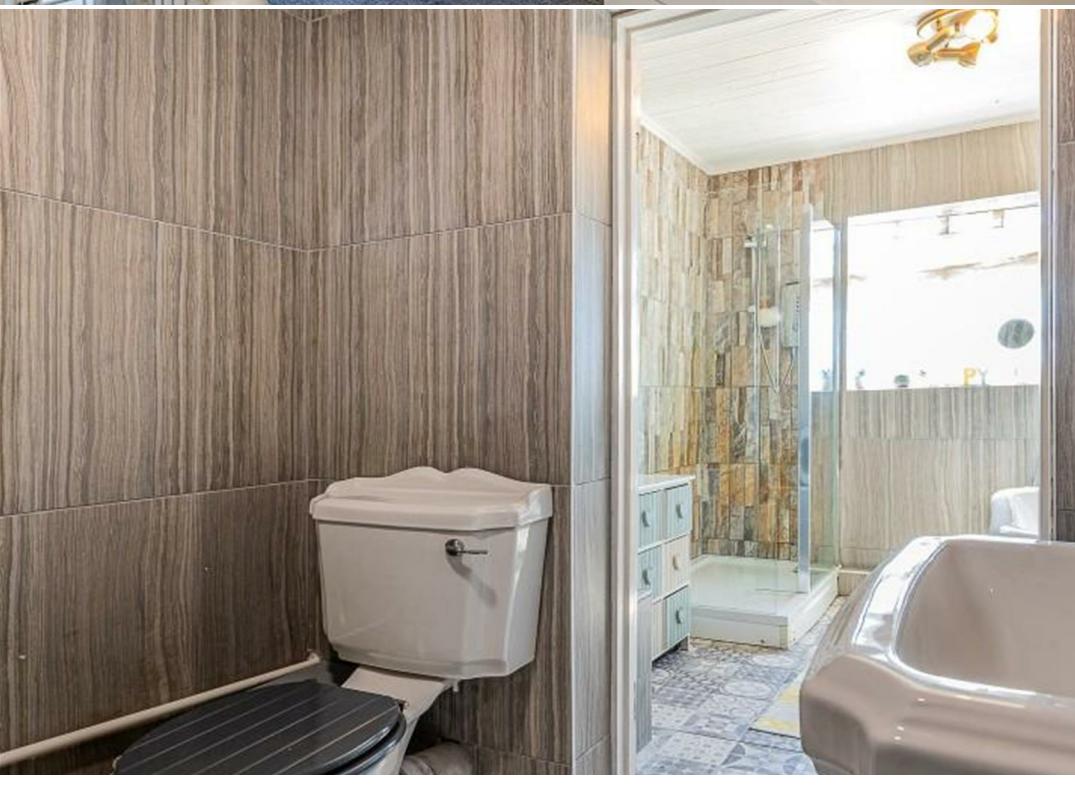
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

#### Council Tax

Band D

#### Additional Info

Driveway Parking  
South facing Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

**England & Wales**

EU Directive 2002/91/EC





