



10 South View Drive

Rumney, Cardiff, CF3 3LY

Offers Over £400,000

HARRIS & BIRT



PRICE GUIDE £400,000 To £450,000

An immaculate three bedroom-semi detached property which has been renovated and extended by the current home owners in Rumney, Cardiff. The accommodation briefly comprises; entrance porch, living room, kitchen/diner/family room, utility, large garage, shower room and study/bedroom to the ground floor. First floor accommodation offers two double bedrooms and one single bedroom with a modern bathroom. There is a large enclosed rear garden with off-street parking to the front.

The property is situated within a popular spot of Rumney, Cardiff with easy access to Cardiff City Centre. Also offering excellent primary and secondary school catchment into Rumney Primary School and St Teilo's C.I.W. High School, close proximity to local amenities including the local shops, recreation grounds and larger shops via Newport Road.



Accommodation

Ground Floor

Entrance Hall/Front Porch 6'9 x 5'9" (2.06m x 1.75m)

The property is entered via Composite front door with opaque vision panels into entrance porch. Skimmed walls and ceiling. Engineered timber flooring. UPVC double glazed window to side elevation. Radiator.

Lounge 17'0" x 13' 6" (5.18m x 3.96m 1.83m)

Good sized living room with engineered timber wood flooring. Skimmed walls and ceilings. Decorative open fire. Spotlight ceiling which is censored. Large UPVC double glazed window to front elevation. Understairs cupboard. Alcove. Two radiators.

Alcove in Lounge 10'6" x 4'0" (3.20m x 1.22m)

Engineered timber flooring. Skimmed walls and ceiling. Spotlight ceiling. Two radiators.

Hallway

Engineered timber flooring. storage cupboard.

Utility Room 10'5" x 7'0" (3.18m x 2.13m)

Engineered timbered flooring. A range of drawer base units in high gloss cream with wood effect work surfaces. Plumbing for washing machine and tumble dryer. Plumbing for utility sink if required. Radiator. Skimmed walls and ceilings. Extractor fan.

Kitchen 11'1" x 19'1" (3.38m x 5.82m)

Three steps down into kitchen/living/dining area. Porcelain tiled flooring. Large kitchen with a range of wall and base units in high gloss cream set over and under granite worktops. Fully tiled splashback behind. Features include large built in fridge, large built in freezer, Two Neff ovens. Stainless steel sink with mixer tap. Kitchen island with electric power point and Bosch five ring gas hob. Underfloor heating. Spotlight ceiling. Full length bi folding doors with inset blinds to rear garden.

Living Room 9'1" x 12'10" (2.77m x 3.91m)

Porcelain tiled flooring. Underfloor heating. Skimmed walls and ceiling. Spotlight ceiling.

Dining Room 11'7" x 6'6" (3.53m x 1.98m)

Porcelain tiled flooring. Underfloor heating. Skimmed walls and ceiling. Bi folding doors to rear garden. Skylight.

Garage 15'6" x 17'9" (4.72m x 5.41m)

Vinyl flooring. Skimmed walls and ceiling. Hatch to attic space above. Two radiators. Roller up and over electric garage door. Sliding door to study. Potential to extend over the garage subject to planning.

Wet Room 5'6" x 6'4" (1.68m x 1.93m)

Sliding door. Porcelain tiled flooring. Shower panelling boards. Shower with rainfall shower head. Skimmed and spotlight ceiling. Extractor Fan. Radiator. Small wall hung pedestal sink with mixer tap. Low level WC.

Study/4th Bedroom 8'3" x 12'6" (2.51m x 3.81m)

Vinyl effect flooring. Radiator. Skimmed walls and ceiling. Pendant lighting. UPVC double glazed window and door to rear elevation.

First Floor

Landing 6'5" x 8'10" (1.96m x 2.69m)

Carpeted flooring. Skimmed walls and ceiling. UPVC double glazed window to side elevation. Hatch to attic accessed via pull down ladder and it's fully boarded. Attic also houses combi boiler which is four years old.

Bedroom One 8'3" x 14'1" (2.51m x 4.29m)

A large double bedroom. Carpeted flooring. skimmed walls and ceiling. Fully fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'3" x 11'10" (3.12m x 3.61m)

A double bedroom. Carpeted flooring. skimmed walls and

ceiling. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'5" x 10'5" (1.96m x 3.18m)

A single bedroom. Carpeted flooring. Skimmed walls and ceiling. Radiator. UPVC double glazed window to front elevation.

Bathroom 6'5" x 15'7" (1.96m x 4.75m)

Laminate effect flooring. Large fully tiled shower with sliding glass doors. Rainforest showerhead. Skimmed and spotlight ceiling. Step down into main family bathroom. Skimmed walls and spotlight ceilings. Tiled around bath. Bath with mixer tap with hair washing tap attachment. UPVC window to rear elevation. Wash hand basin with storage drawers below. Coved wc toilet.

Outside

Large stamped concrete driveway to front. Large mature garden to the rear. Large patio with porcelain tiles. Lawned area with the added benefits of a Green House and Summer House/additional workshop with electric cables running to it, although they are not connected.

Services

Mains gas, electricity, water and drainage.

The boiler is a combi boiler housed in the attic and is four years old.

Directions

From our office on Caerphilly Road head South, turn left onto the A48 slip road to M4 East, at Gabalfa Interchange take the 1st exit, take the slip road to A4232. At the roundabout take to the 3rd exit onto Southern Way, slight left onto the slip road to City Centre, at the roundabout take the 1st exit onto Newport Road, turn right onto Witla Court Road, turn right onto South View Drive,







GROSS INTERNAL AREA
FLOOR 1: 1,382 sq. ft. FLOOR 2: 514 sq. ft.
TOTAL: 1,897 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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