



Claremont Crescent, Rumney Cardiff CF3 4LS

welcome to

Claremont Crescent, Rumney Cardiff

A well presented THREE BEDROOM semi detached family home set in the popular location of RUMNEY within walking distance of local amenities and easy access to local schools, bus routes and shops. An ideal family home with internal viewing recommended!

Ground Floor

Entrance

Via a composite front door into:

Hallway

Stairs rising to first floor, understairs storage and access to:

Lounge Area

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazed window to front aspect, radiator and laminate flooring.

Dining Area

11' 6" x 11' 5" (3.51m x 3.48m)

Laminate flooring, radiator and opens to:

Conservatory

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed construction with polycarbonate roof, laminate flooring, radiator and double glazed doors providing access to rear garden.

Kitchen Area

19' 6" x 6' 1" (5.94m x 1.85m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and microwave, spaces for washing machine and dryer, cooker hood, heated towel rail, spotlights, laminate flooring, double glazed window and skylight to rear aspect.

First Floor

Landing

Loft hatch with pull down ladder and doors providing access to:

Bedroom One

11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed window to rear aspect and radiator.

Bedroom Two

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to front aspect and radiator.

Bedroom Three

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin inset into vanity unit, tiled flooring, tiled walls and double glazed window to rear aspect.

Outside

Front

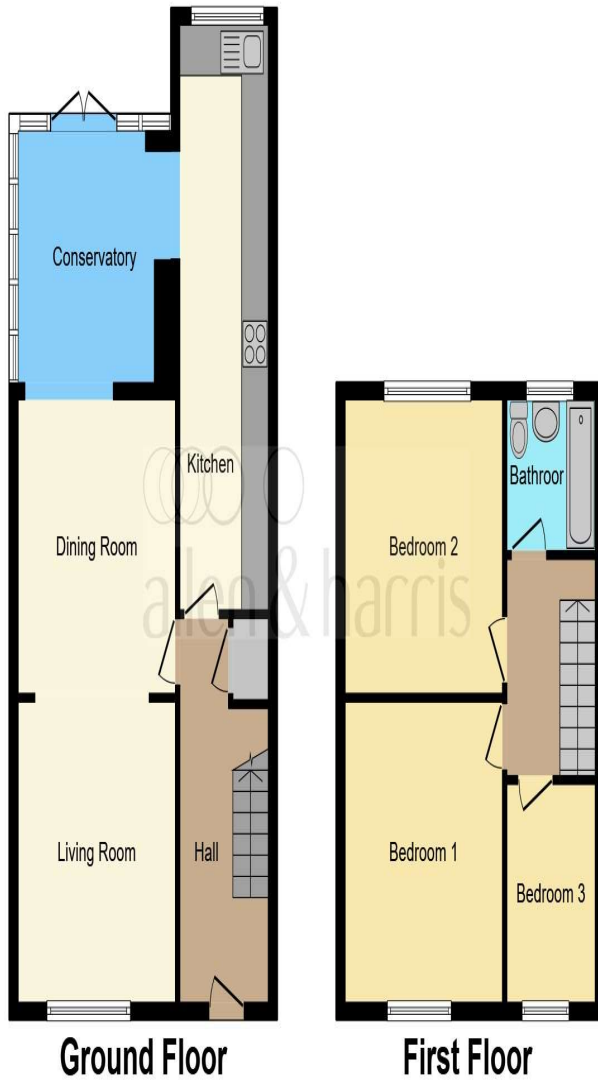
Patio area and driveway providing off street parking.

Rear Garden

Enclosed, with patio area, area laid to lawn and decking.

Detached Garage

Housing wall mounted combi boiler.



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- Semi Detached Family Home
- Three Bedrooms
- Lounge/Dining/Fitted Kitchen Areas
- Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Off Street Parking and Detached Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£285,000



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Property Ref:
ROA112346 - 0005

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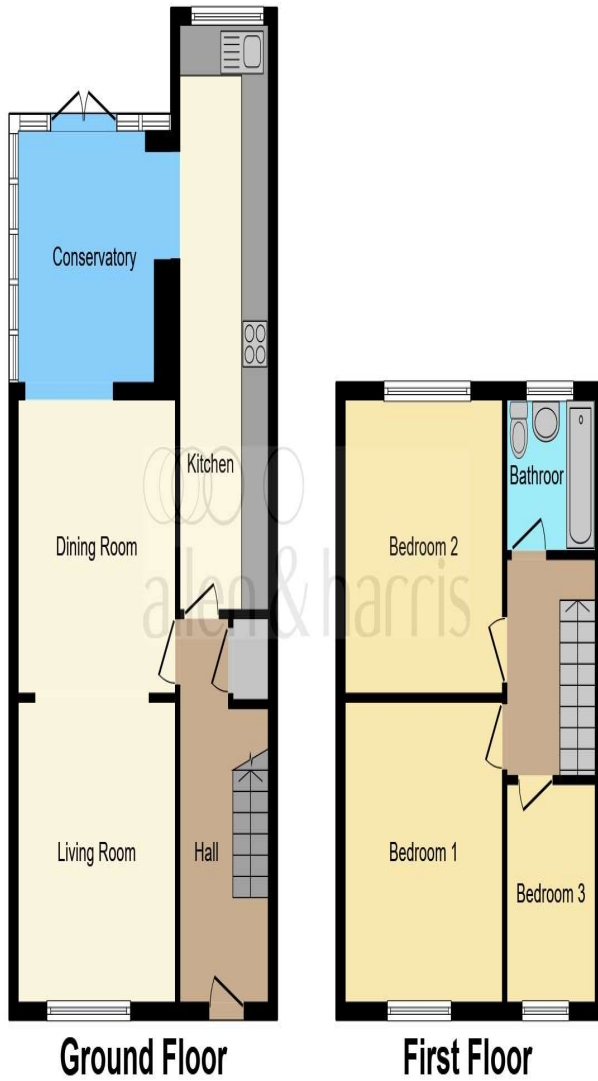
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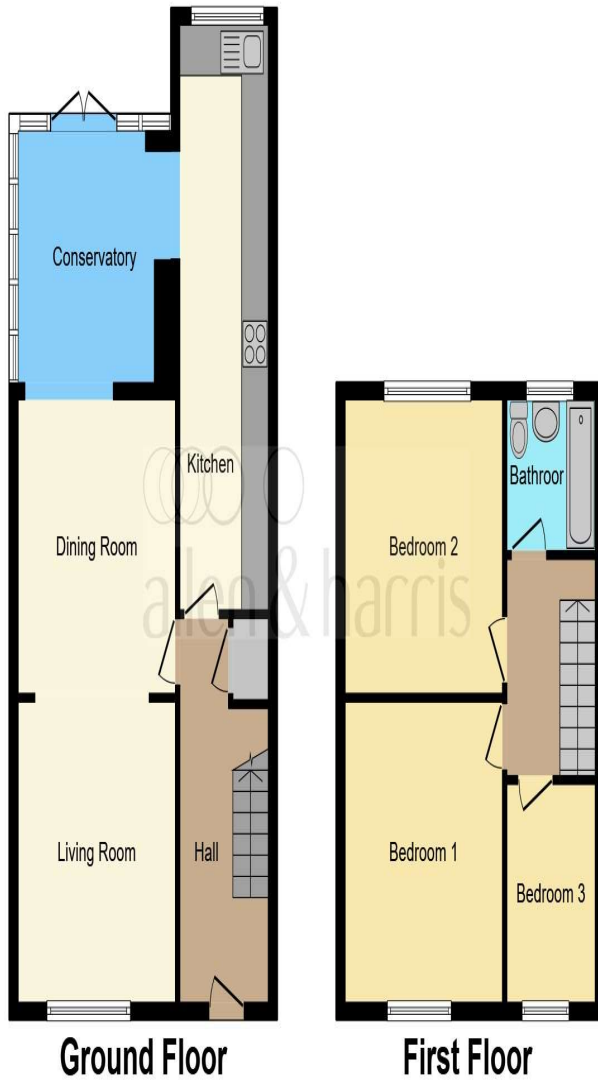
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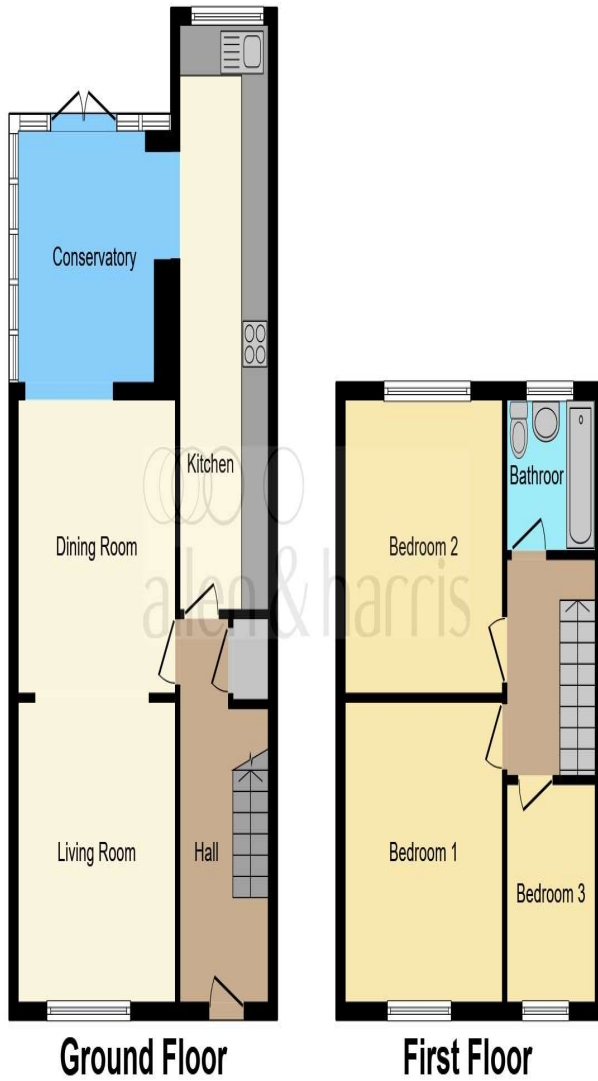
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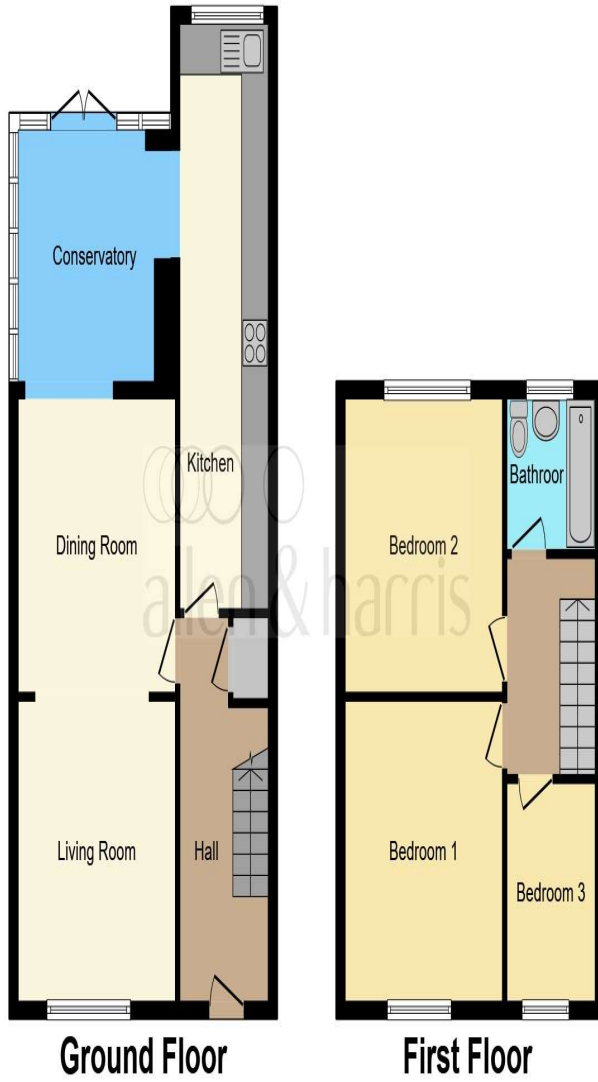
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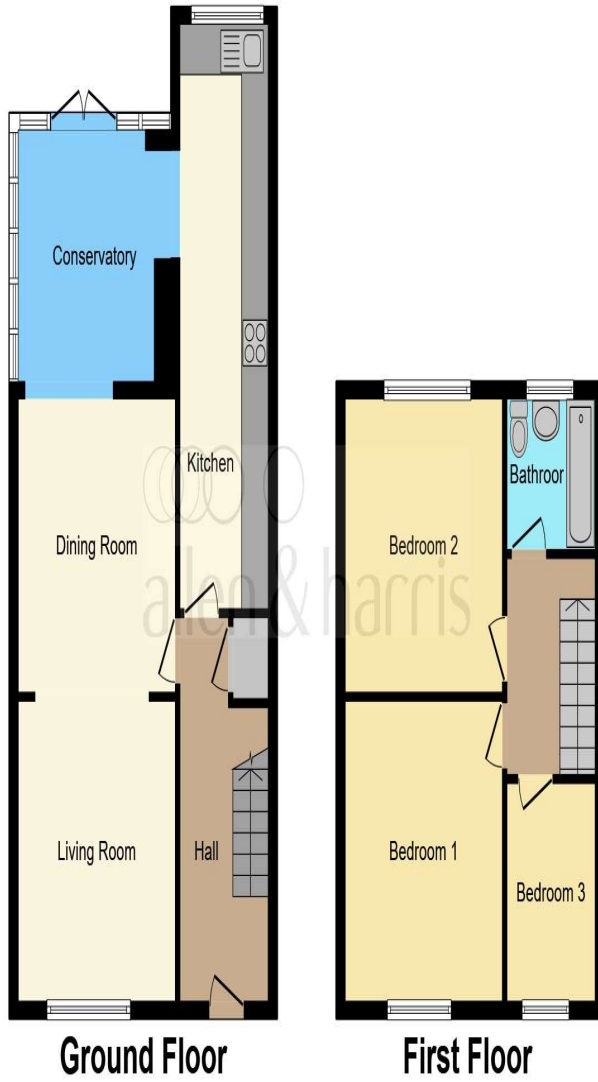
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11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed window to rear aspect and radiator.

Bedroom Two

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to front aspect and radiator.

Bedroom Three

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin inset into vanity unit, tiled flooring, tiled walls and double glazed window to rear aspect.

Outside

Front

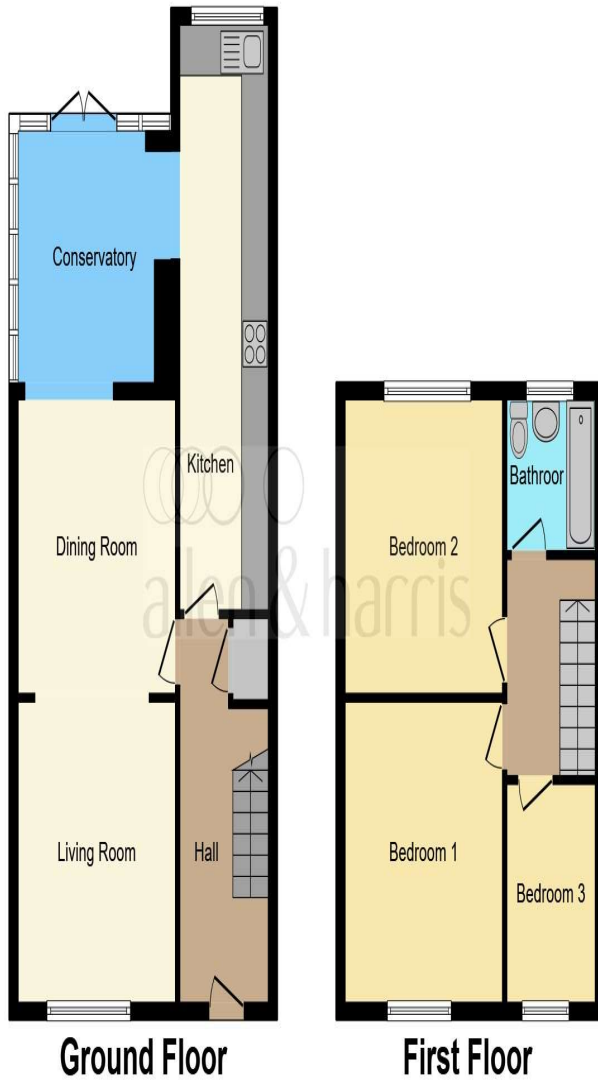
Patio area and driveway providing off street parking.

Rear Garden

Enclosed, with patio area, area laid to lawn and decking.

Detached Garage

Housing wall mounted combi boiler.



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welcome to
Claremont Crescent,
Rumney Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge/Dining/Fitted Kitchen Areas
- Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Off Street Parking and Detached Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£285,000



view this property online allenandharris.co.uk/Property/ROA112346



Property Ref:
ROA112346 - 0005

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 **allen & harris**



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Claremont Crescent, Rumney Cardiff CF3 4LS

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A well presented THREE BEDROOM semi detached family home set in the popular location of RUMNEY within walking distance of local amenities and easy access to local schools, bus routes and shops. An ideal family home with internal viewing recommended!

Ground Floor

Entrance

Via a composite front door into:

Hallway

Stairs rising to first floor, understairs storage and access to:

Lounge Area

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazed window to front aspect, radiator and laminate flooring.

Dining Area

11' 6" x 11' 5" (3.51m x 3.48m)

Laminate flooring, radiator and opens to:

Conservatory

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed construction with polycarbonate roof, laminate flooring, radiator and double glazed doors providing access to rear garden.

Kitchen Area

19' 6" x 6' 1" (5.94m x 1.85m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and microwave, spaces for washing machine and dryer, cooker hood, heated towel rail, spotlights, laminate flooring, double glazed window and skylight to rear aspect.

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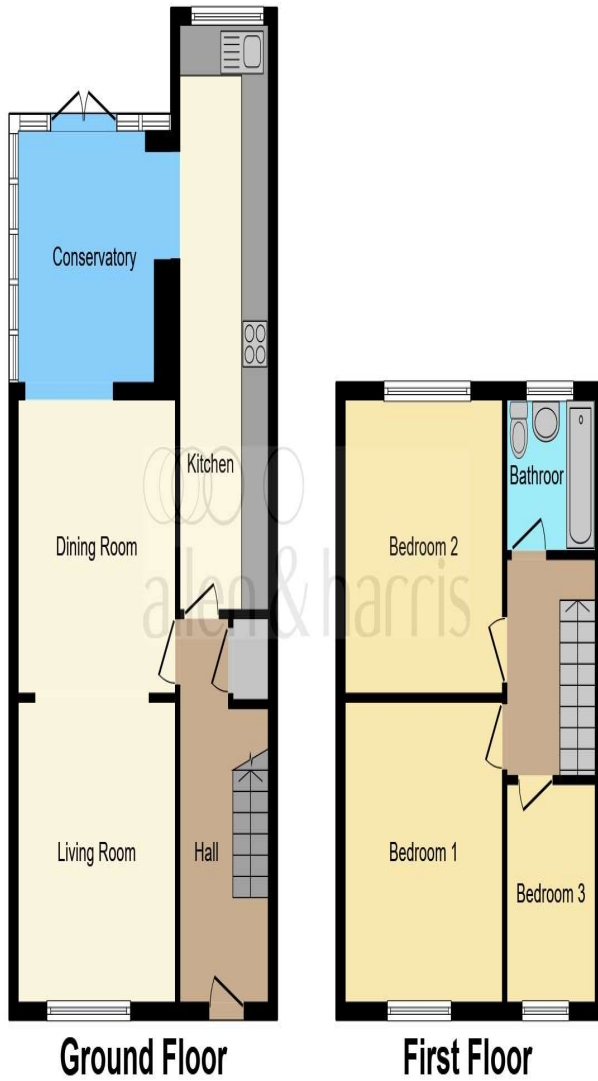
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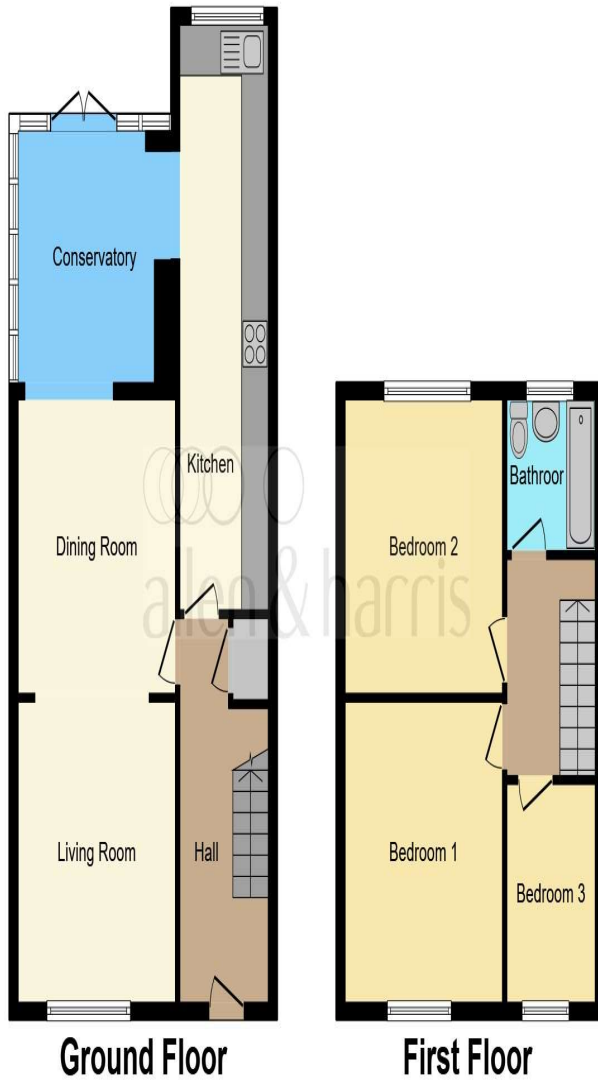
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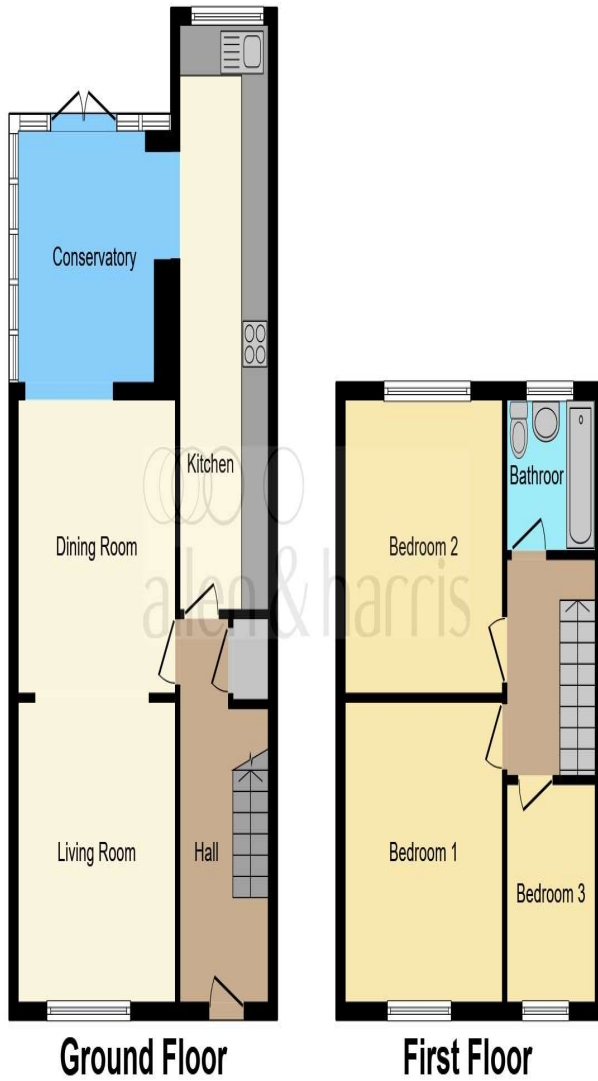
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