



**Maes Yr Ysgol, Rumney Cardiff CF3 3NL**

**welcome to**

## **Maes Yr Ysgol, Rumney Cardiff**

A SEMI DETACHED newly built DHALIA family home, set in the popular location of the ASPEN GROVE DEVELOPMENT in RUMNEY within walking distance of local amenities and easy access to local schools, bus routes and shops. Internal Viewing Highly Recommended!

### **Ground Floor**

#### **External Porch**

Electric meter and outside light.

#### **Entrance**

Via a composite front door into:

#### **Hallway**

Stairs rising to first floor, built in storage cupboard, Amtico flooring and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising low level WC, wash hand basin, heated towel rail, Amtico flooring and double glazed window to front aspect.

#### **Lounge Area**

16' 1" x 9' 2" ( 4.90m x 2.79m )

Double glazed window to front aspect, radiator, Amtico flooring, fitted Venetian blinds and access to:

#### **Kitchen Area**

16' 5" Max x 11' 4" Max ( 5.00m Max x 3.45m Max )

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with cooker hood over, integrated washing machine, dishwasher and fridge/freezer, built in cupboard housing battery, radiator, extractor fan, Amtico flooring, double glazed window to rear aspect and double glazed French doors providing access to rear. The vendor has advised that the fitted roller blinds are to remain.

### **First Floor**

#### **Landing**

Loft hatch, built in airing cupboard and doors providing access to:

#### **Bedroom One**

13' 11" Max x 9' Max ( 4.24m Max x 2.74m Max )

Double glazed window to rear aspect with fitted Venetian blinds, radiator and Amtico flooring.

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, spotlights, extractor fan and double glazed obscure window to side aspect.

#### **Bedroom Two**

9' 9" x 9' ( 2.97m x 2.74m )

Double glazed full aspect window to front aspect with fitted Venetian blinds, radiator and Amtico flooring.

#### **Bedroom Three**

10' 8" Max x 7' Max ( 3.25m Max x 2.13m Max )

Double glazed window to rear aspect with fitted Venetian blinds, radiator and Amtico flooring.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, Amtico flooring, spotlights, shaver point, partially tiled, extractor fan and double glazed obscure window to front aspect.

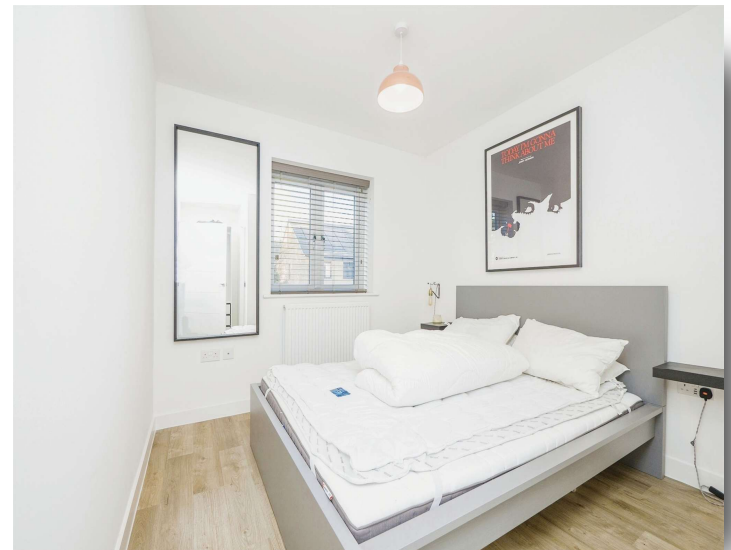
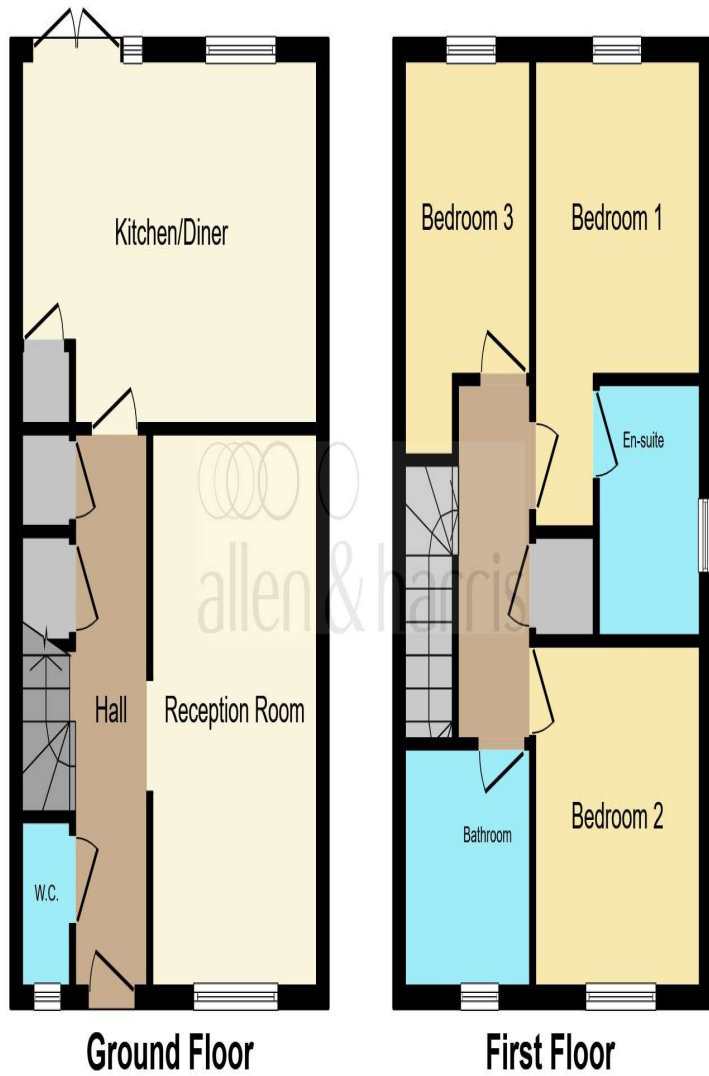
### **Outside**

#### **Front**

Planted beds with paved path leading to porch area and driveway to side providing off street parking with electric car charging point.

#### **Rear Garden**

Enclosed with paved patio area, stone chipping's, planted beds, wooden shed to remain and gated side access.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**welcome to**  
**Maes Yr Ysgol,**  
**Rumney Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge Area/Fitted Kitchen/Dining Area
- Family Bathroom
- Front and Rear Gardens
- Roof is Solar Panelled

Tenure: Freehold EPC Rating: A

**£295,000**



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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)