

Trelawney Avenue, Rumney Cardiff CF3 3JQ

welcome to

Trelawney Avenue, Rumney Cardiff

A DETACHED THREE BEDROOM bungalow set in the popular location of RUMNEY within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing Recommended!

Entrance

Via a double glazed front door into:

Porch

Double glazed secondary composite door into:

Hall

Radiator and access to:

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin inset into vanity unit, low level WC, vinyl flooring and single glazed skylight.

Lounge

16' 10" x 9' 11" (5.13m x 3.02m)

Double glazed window to side aspect, radiator and access to:

Conservatory

9' 10" x 8' 8" (3.00m x 2.64m)

Double glazed construction, laminate flooring, electric fire and double glazed French doors providing access to rear garden.

Kitchen/ Diner

20' x 10' 3" (6.10m x 3.12m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and grill with cooker hood, integrated dishwasher and washing machine, radiator, double glazed window to rear aspect and double glazed sliding doors providing access to rear.

Reception Room/ Bedroom Two

13' 7" x 11' 11" (4.14m x 3.63m)

Double glazed bay window to front aspect and radiator.

Bedroom One

14' 2" Max x 11' 3" Max (4.32m Max x 3.43m Max)

Double glazed bay window to front aspect and radiator.

Bedroom Three

11' 2" x 9' 8" (3.40m x 2.95m)

Double glazed window to side aspect and radiator.

Separate Wc

Fitted with a two piece suite comprising low level WC, wash hand basin and double glazed window to rear aspect.

Outside

Front

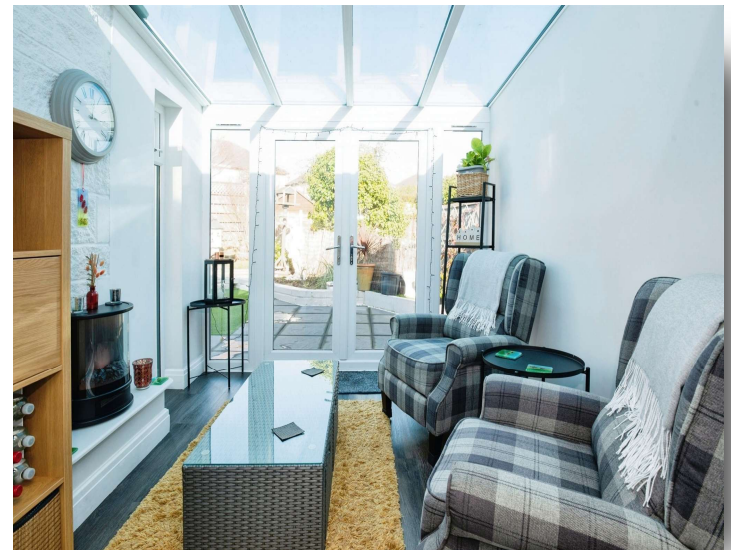
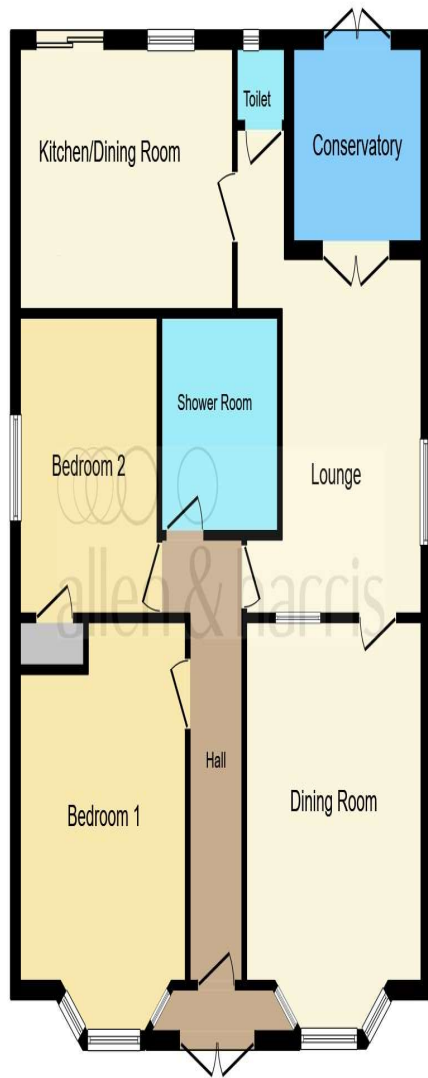
Landscaped with driveway providing off street parking.

Rear Garden

Enclosed, landscaped with patio area and flower beds.

Garage

Double glazed French doors.



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
Trelawney Avenue,
Rumney Cardiff

- Detached Bungalow
- Three Bedrooms
- Lounge and Conservatory
- Fitted Kitchen/Diner
- Shower Room and Separate WC
- Landscaped Front and Rear Gardens
- Off Street Parking and Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£360,000



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Property Ref:
ROA109919 - 0003

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