



**Treborth Road, Rumney Cardiff CF3 1TD**

**welcome to**

## **Treborth Road, Rumney Cardiff**

A THREE BEDROOM MID TERRACED home, 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!

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Kitchen**

24' 6" Max x 8' 2" Max ( 7.47m Max x 2.49m Max )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and dryer, tiled flooring, double glazed window to front aspect and double glazed door to front.

#### **Lounge**

15' 1" Max x 14' 2" Max ( 4.60m Max x 4.32m Max )  
Double glazed sliding door to front aspect and two radiators.

#### **Dining Room**

16' 7" Max x 11' Max ( 5.05m Max x 3.35m Max )  
Stairs rising to first floor, radiator, double glazed French doors to rear and double glazed door providing access to rear garden.

#### **Utility Room**

9' 5" Max x 6' 4" Max ( 2.87m Max x 1.93m Max )  
Double glazed window to rear aspect, wall mounted combi boiler and double glazed door providing access to rear.

### **First Floor**

#### **Landing**

Loft hatch, airing cupboard and doors providing access to:

#### **Bedroom One**

14' 7" Max x 9' 2" Max ( 4.45m Max x 2.79m Max )  
Double glazed window to front aspect and radiator.

#### **Bedroom Two**

13' 5" x 9' 10" ( 4.09m x 3.00m )  
Double glazed window to rear aspect, radiator and built in wardrobe.

#### **Bedroom Three**

11' 8" Max x 9' 2" Max ( 3.56m Max x 2.79m Max )  
Double glazed window to rear aspect, radiator, laminate flooring and bulkhead over stairs.

#### **Bathroom**

Fitted with a four piece suite comprising bath, shower cubicle, low level WC, wash hand basin, spotlights, heated towel rail and double glazed window to front aspect.

### **Outside**

#### **Front**

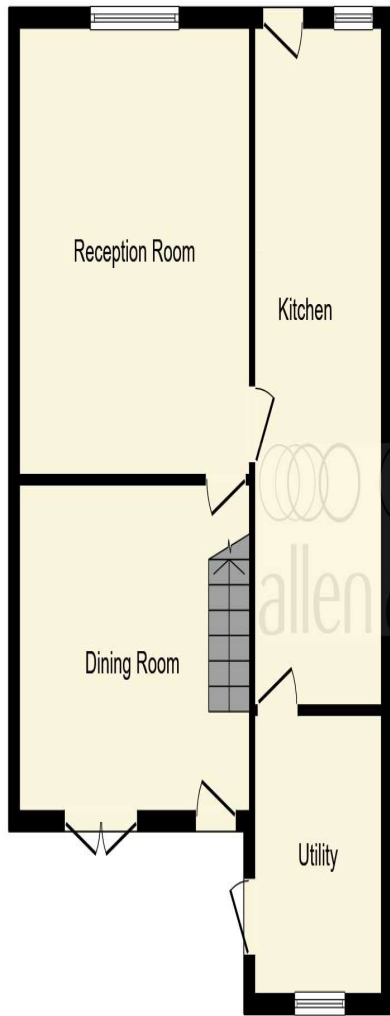
Area laid to lawn and footpath.

#### **Rear Garden**

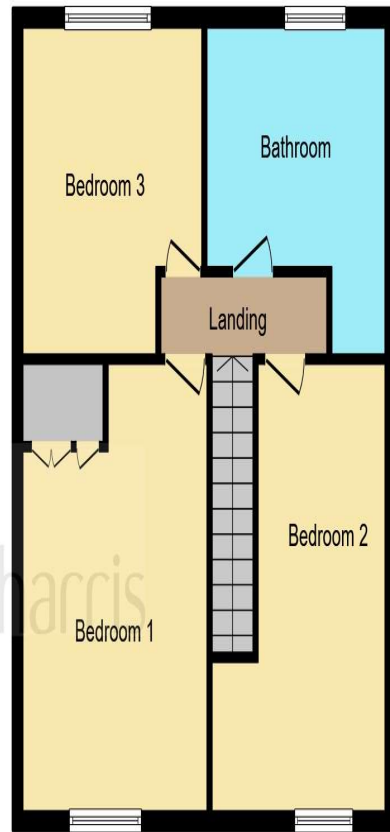
Enclosed with patio area, artificial grass, pond, outside tap and plug sockets.

#### **Detached Garage**

With electric supply.

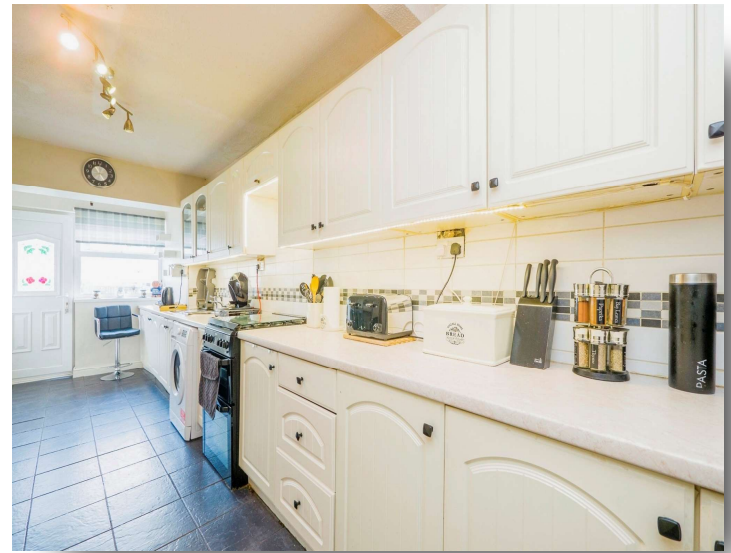


**Ground Floor**



**First Floor**

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**  
**Treborth Road,**  
**Rumney Cardiff**

- Mid Terraced Family Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- Bathroom
- Front and Rear Gardens
- Detached Garage

Tenure: Freehold EPC Rating: D

**£220,000**



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Property Ref:  
ROA112398 - 0005

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