



**Greenway Road, Rumney Cardiff CF3 3AY**

**welcome to**

## **Greenway Road, Rumney Cardiff**

A FIRST FLOOR flat located in the popular location of RUMNEY, within close proximity to local shops and easy access to the A48 and M4. The property briefly comprises hall, lounge area, fitted kitchen area, master bedroom with en-suite, bedroom two and bathroom. Viewing Recommended!

### **Communal Entrance**

Via door into:

### **Communal Hallway**

Access to the second floor flat.

### **Entrance**

Via door into:

### **Hall**

Built in cupboard housing water tank and access to:

### **Lounge**

11' 10" x 10' 11" ( 3.61m x 3.33m )

Double glazed window to front aspect, radiator and open plan to:

### **Kitchen**

10' 10" x 7' 1" ( 3.30m x 2.16m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated electric hob and oven, cooker hood, integrated washer/dryer machine and fridge/freezer, vinyl flooring, wall mounted boiler and double glazed window to side aspect.

### **Bedroom One**

10' 7" Max x 10' 7" Max ( 3.23m Max x 3.23m Max )

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

### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, vinyl flooring, extractor fan, radiator and partially tiled walls.

### **Bedroom Two**

10' 11" Max x 9' 9" Max ( 3.33m Max x 2.97m Max )

Double glazed window to front aspect and radiator.

### **Bathroom**

Fitted with a three piece suite comprising bath, wash hand basin, low level WC, vinyl flooring, extractor fan, shaver point and partially tiled walls.

### **Outside**

#### **Allocated Parking**

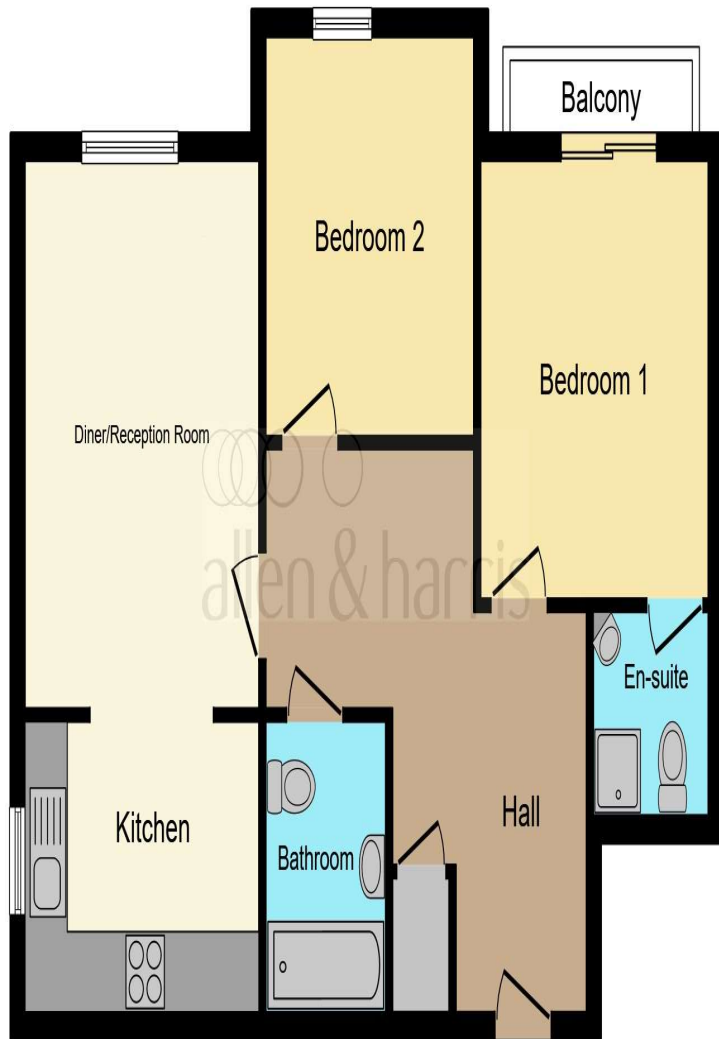
The vendor has advised that there is one allocated parking space.

#### **Leasehold Information**

The vendor has advised of the below:

Service Charge: Approx £1200 Per Annum

Ground Rent: Approx £291.16 Per Annum



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Greenway Road,**  
**Rumney Cardiff**

- First Floor Flat
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge Area
- Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£130,000**



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Property Ref:  
ROA112891 - 0006

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