



**Glastonbury Terrace, Llanrumney Cardiff CF3 4HB**

**welcome to**

## **Glastonbury Terrace, Llanrumney Cardiff**

Offered with no chain is this well presented extended semi detached home with lovely panoramic views from the front aspect. The property is in need of modernisation but has the potential to be a beautiful family home in a sought after location of Llanrumney.

### **Ground Floor**

#### **Entrance**

Entered via porch into entrance hallway.

#### **Hallway**

Good size hallway with stairs leading to the first floor and doors to both reception rooms and kitchen/diner.

#### **Lounge**

13' 4" into bay x 10' 5" into recess ( 4.06m into bay x 3.17m into recess )

Bay window to the front aspect with panoramic views, radiator, power points.

#### **Sitting Room**

22' 11" x 10' 1" Max ( 6.99m x 3.07m Max )

An extended lounge with excellent space, patio doors leading to the conservatory, radiator, Feature Fireplace with marble back drop and hearth inset coal effect gas fire, power points.

#### **Conservatory**

10' 1" Max x 9' 2" Max ( 3.07m Max x 2.79m Max )

Double glazed frame, door to rear garden, tiled flooring.

#### **Kitchen/Dining Area**

9' 11" Max x 7' 10" Max ( 3.02m Max x 2.39m Max )

Wall mounted storage cupboards, space for table and chairs, doors to utility and wc, open plan to:

#### **Utility Room**

12' 10" Max x 5' 6" ( 3.91m Max x 1.68m )

Window and door to rear garden, power points, built in storage cupboard, access to w.c with low level w.c and window to the rear garden.

### **First Floor**

#### **Landing**

Window to side aspect, loft access, doors to all bedrooms, bathroom and w.c

#### **Bedroom One**

14' 1" into bay x 10' 5" Max ( 4.29m into bay x 3.17m Max )

Bay window to the front access with panoramic views, power points, built in wardrobes, radiator.

#### **Bedroom Two**

13' 10" x 10' 11" Max ( 4.22m x 3.33m Max )

Window to rear aspect, radiator, power points, range of fitted wardrobes and glass display cabinets, dressing table and desk.

#### **Bedroom Three**

15' Max x 8' 11" Max ( 4.57m Max x 2.72m Max )

Spacious and extended double bedroom, 2 x windows to the front aspect with panoramic views, radiator, power points.

#### **Bathroom**

Obscured window to the rear aspect, Two piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, built in airing cupboard housing Combination boiler and linen storage, partly tiled walls.

### **Outside**

#### **Front Garden**

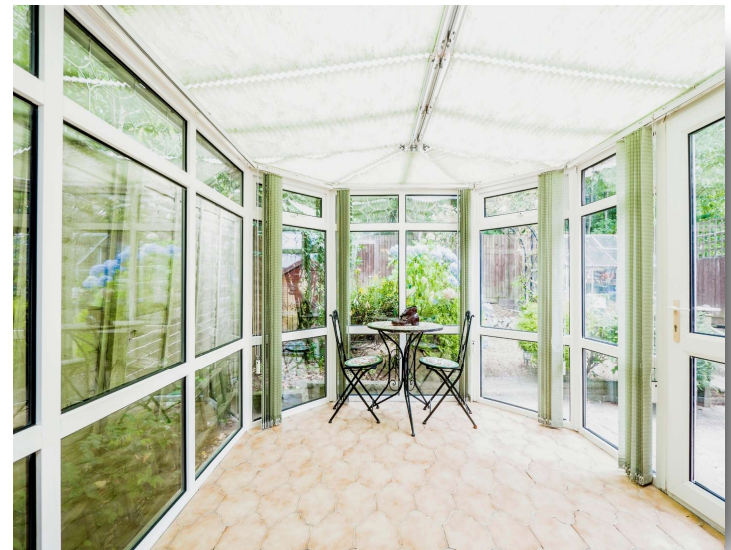
Enclosed front garden with off road parking, lawned area, mature shrubs and dedicated flower borders. Door giving access to garage.

#### **Rear Garden**

Enclosed by fencing, mature shrubs and borders, patio area, side access.



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**  
**Glastonbury Terrace,**  
**Llanrumney Cardiff**

- Extended Semi Detached Home
- Three Bedrooms
- Lounge and Sitting Room
- Conservatory and Dining Area
- Fitted Kitchen and Utility Room
- First Floor Bathroom
- Garage and Driveway

Tenure: Freehold EPC Rating: C

**£275,000**



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