



Llanrumney Avenue, Llanrumney Cardiff CF3 4DN

welcome to

Llanrumney Avenue, Llanrumney Cardiff

A THREE BEDROOM END TERRACED home, set in the popular location of LLANRUMNEY 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 a double glazed front door into:

Hallway

Stairs rising to first floor, radiator and doors providing access to:

Lounge

17' 9" x 10' 8" Max (5.41m x 3.25m Max)

Double glazed window to front aspect, powerpoints, radiator, feature fireplace and double glazed French door providing access to rear.

Kitchen/ Diner

17' 9" x 13' 2" (5.41m x 4.01m)

L-Shaped Open Plan Kitchen/Diner: Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated double oven, gas hob and cooker hood, spaces for washing machine, dishwasher and American style fridge/freezer, cupboard housing combi boiler, understairs storage cupboard, powerpoints, further storage cupboard, wall mounted fusebox, double glazed windows to front and rear aspect and double glazed door providing access to rear.

First Floor

Landing

Double glazed window to rear aspect, powerpoints, loft access and doors providing access to:

Bedroom One

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to front aspect, radiator, powerpoints and built in cupboard.

Bedroom Two

10' 8" Max x 9' 4" excluding door recess (3.25m Max x 2.84m excluding door recess)

Double glazed window to front aspect, powerpoints, radiator and built in storage/wardrobe.

Bedroom Three

8' 1" x 7' 7" excluding recess (2.46m x 2.31m excluding recess)

Double glazed window to rear aspect, radiator and powerpoints.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin in vanity unit, low level WC, wall mounted heater, extractor fan, coordinated tiled splashback and double glazed obscure window to rear aspect.

Separate Wc

Fitted with a two piece suite comprising low level WC, wall mounted wash hand basin, tiled splashbacks and inset spotlights.

Outside

Front Garden

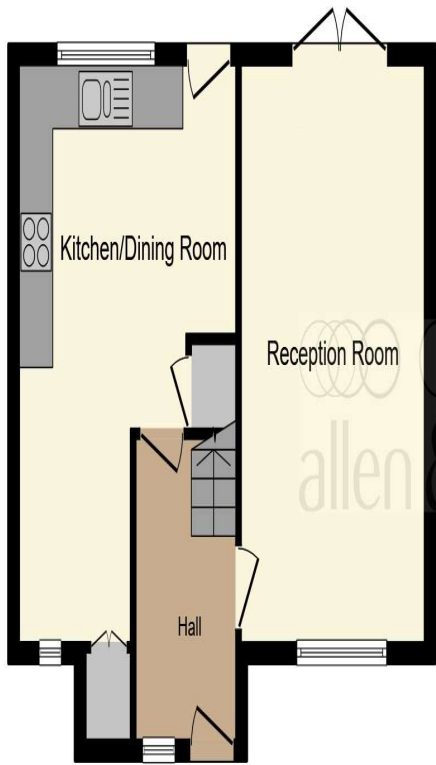
Enclosed by boundary wall, mainly laid to lawn and path giving access to front door.

Rear Garden

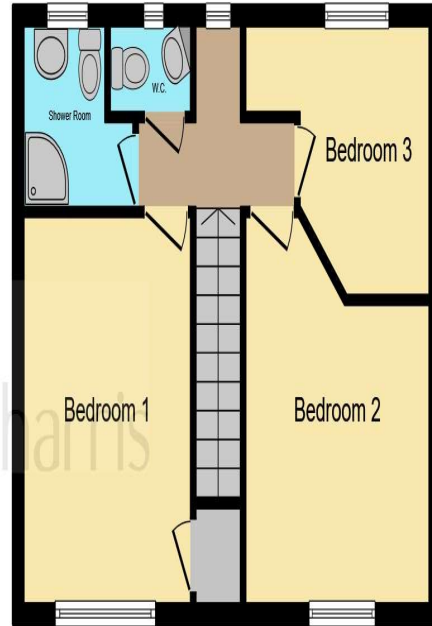
Enclosed by fencing, decked patio area, mainly laid to lawn, garden shed to remain and hardstand to rear offering off road parking.

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member/close associate of a staff member of the Connells Group.

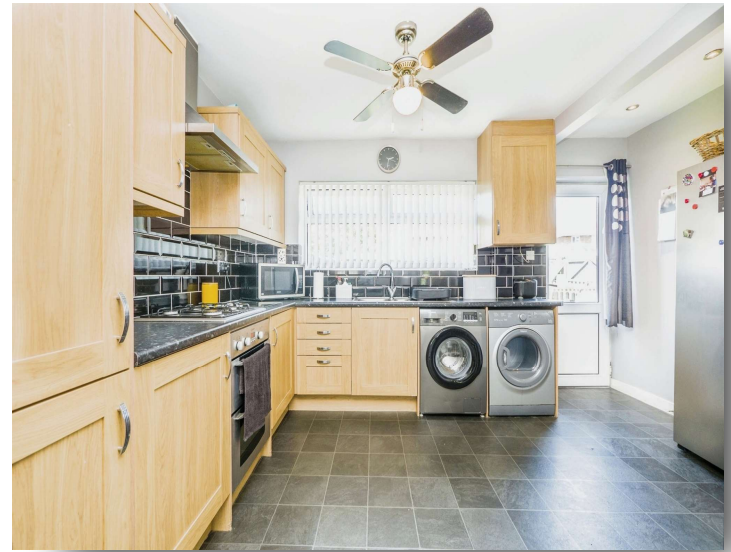


Ground Floor



First Floor

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



welcome to
Llanrumney Avenue,
Llanrumney Cardiff

- End Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Bathroom and Separate WC
- Front and Rear Gardens
- Hardstand Offering Off Street Parking

Tenure: Freehold EPC Rating: C

£240,000



view this property online allenandharris.co.uk/Property/ROA112975



Property Ref:
ROA112975 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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