

Laureate Close, Llanrumney Cardiff CF3 5DG

welcome to

Laureate Close, Llanrumney Cardiff

A TWO BEDROOM SEMI DETACHED 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 composite front door into:

Porch

Laminate flooring and access to:

Lounge

14' 5" x 12' 8" (4.39m x 3.86m)

Double glazed window to front aspect, stairs rising to first floor, radiator and laminate flooring.

Kitchen

12' 7" x 9' 4" plus door recess (3.84m x 2.84m plus door recess)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine and fridge/freezer, radiator, spotlights, vinyl flooring, double glazed window to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to front aspect, laminate flooring and radiator.

Bedroom Two

10' 8" x 8' 9" (3.25m x 2.67m)

Double glazed window to rear aspect, radiator, laminate flooring and fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising bath, wash hand basin, WC, partially walls, heated towel rail, spotlights, vinyl flooring and double glazed window to side aspect.

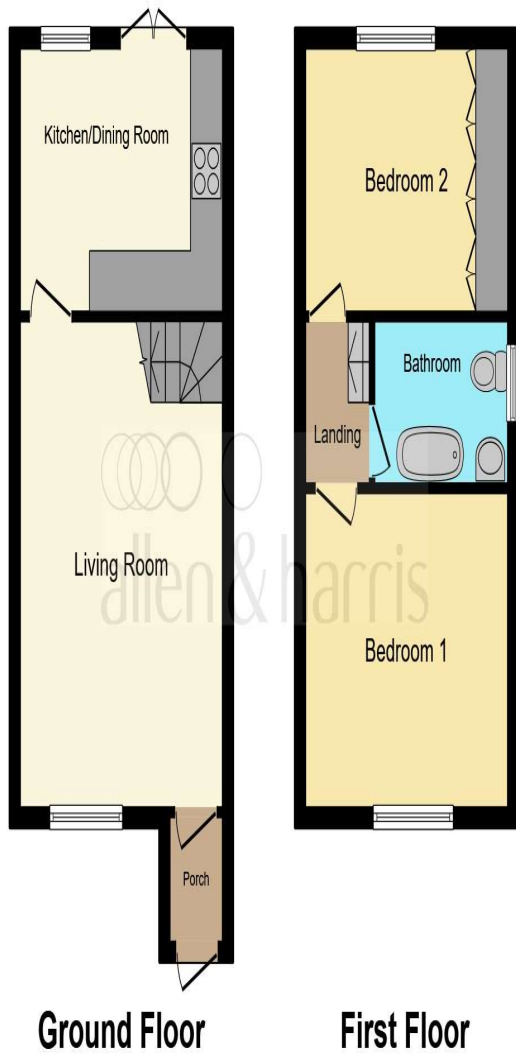
Outside

Front

Stone chipped area and driveway providing off street parking to side.

Rear Garden

Enclosed with decking, stone chipped area leading to artificial lawned area, outside light and wooden shed to remain.



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
Laureate Close,
Llanrumney Cardiff

- Semi Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Bathroom
- Front and Rear Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000



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Property Ref:
ROA113337 - 0003

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