



**Dros Y Morfa, Rumney Cardiff CF3 3BL**

**welcome to**

## **Dros Y Morfa, Rumney Cardiff**

A THREE BEDROOM SEMI DETACHED family 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:

#### **Hallway**

Double glazed window to side aspect, radiator, tiled flooring, stairs rising to first floor and solid wood secondary door into:

#### **Lounge Area**

13' 8" Max x 10' 10" Max ( 4.17m Max x 3.30m Max )  
Double glazed bay window to front aspect, tiled flooring, radiator, electric fireplace and opens to:

#### **Dining Area**

11' 10" Max x 10' 9" Max ( 3.61m Max x 3.28m Max )  
Double glazed French doors providing access to rear garden, storage in alcoves and opens to:

#### **Kitchen Area**

12' 2" x 6' 5" ( 3.71m x 1.96m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob with cooker hood, integrated electric oven and grill, integrated dishwasher, tiled flooring and double glazed window to rear aspect.

#### **Shower Room**

Fitted with a three piece suite comprising walk in shower, wash hand basin in vanity unit, WC, tiled flooring and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

11' 8" x 10' 10" ( 3.56m x 3.30m )  
Double glazed window to front aspect, radiator and fitted wardrobe in alcove.

#### **Bedroom Two**

12' 4" x 9' 10" ( 3.76m x 3.00m )  
Double glazed window to rear aspect, radiator and fitted wardrobes in alcove.

#### **Bedroom Three**

8' 11" x 8' ( 2.72m x 2.44m )  
Double glazed box bay window to side aspect, radiator and fitted wardrobes.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin in vanity unit, WC, tiled flooring, radiator and double glazed window to rear aspect.

### **Outside**

#### **Front**

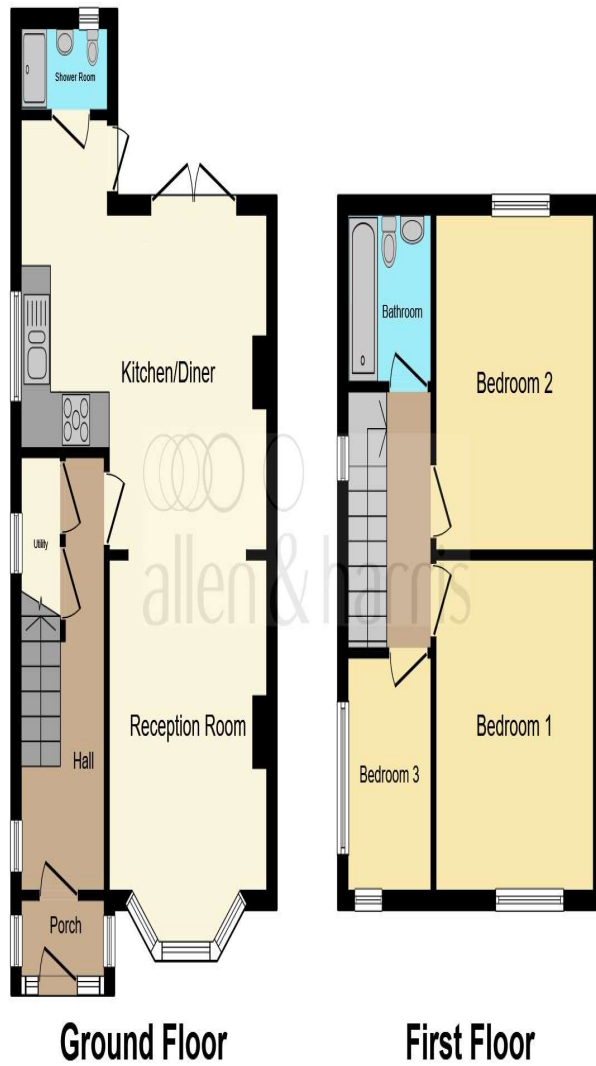
Driveway providing off street parking.

#### **Rear Garden**

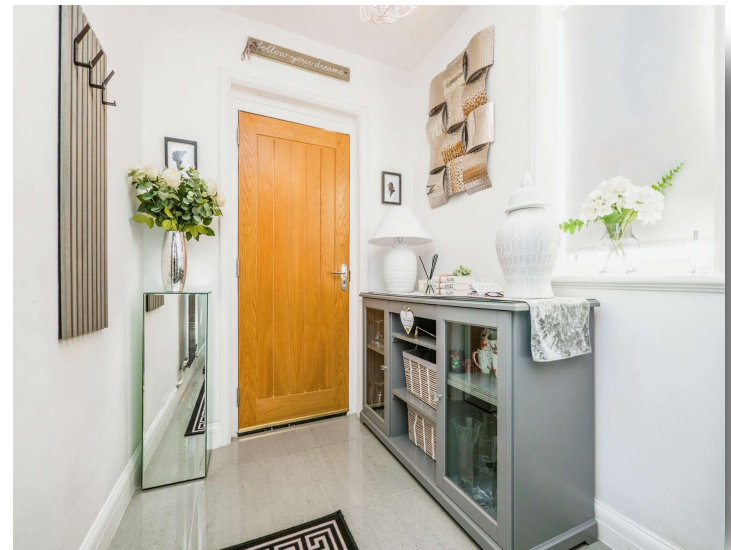
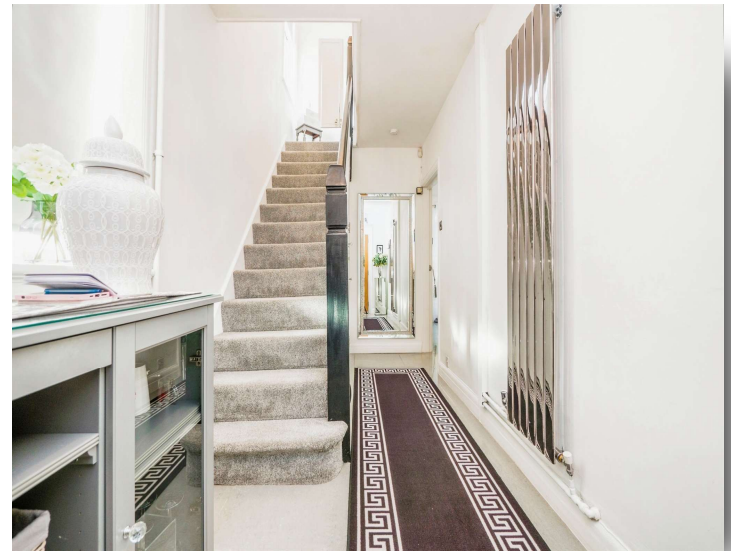
Lean to covered patio area, artificial grass area with gated side access and raised lawn area leading to garden room.

#### **Garden Room**

Panelled wall, electric fireplace, bar area, laminate flooring and electricity.



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**  
**Dros Y Morfa,**  
**Rumney Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen Area
- Ground Floor Shower Room

Tenure: Freehold EPC Rating: D

**£375,000**



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Property Ref:  
ROA113523 - 0005

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