



**Maes Yr Ysgol, Rumney Cardiff CF3 3NL**

*welcome to*

## **Maes Yr Ysgol, Rumney Cardiff**

A beautifully presented four bedroom semi detached home with beautiful views over the Bristol Chanel. This state of the art zero carbon family home with lower running costst must be viewed internally to be appreciated! There is a garage with electric car charging point.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hallway**

Stairs rising to first floor, understairs storage and doors providing access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator and double glazed obscure window to front aspect.

#### **Lounge**

16' 3" x 10' 7" ( 4.95m x 3.23m )

Double glazed French doors providing access to rear garden, double glazed window to rear aspect, radiator and powerpoints.

#### **Kitchen/ Diner**

16' 1" x 9' 1" ( 4.90m x 2.77m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated induction hob and oven, extractor hood, space for washing machine, integrated dishwasher and fridge/freezer, built in cupboard housing battery, radiator, tiled flooring, double glazed window to front aspect and opens to dining area with space for table and chairs.

### **First Floor**

#### **Landing**

Stairs rising to second floor and doors providing access to:

#### **Bedroom Two**

9' 8" x 9' ( 2.95m x 2.74m )

Double glazed window to rear aspect with lovely views, radiator, powerpoints, fitted 'Sharps' furniture and door to:

#### **En-Suite**

Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin, WC, tiled splashbacks and radiator.

#### **Bedroom Three**

9' 8" x 9' ( 2.95m x 2.74m )

Double glazed window to front aspect, radiator and powerpoints.

#### **Bedroom Four**

10' 7" x 7' ( 3.23m x 2.13m )

Double glazed window to rear aspect with lovely views, radiator and powerpoints.

#### **Bathroom**

Fitted with a three piece suite comprising panelled bath, wash hand basin, low level WC, tiled splashback, radiator and double glazed obscure window to rear aspect.

### **Second Floor**

#### **Landing**

Door providing access to:

#### **Bedroom One**

14' 8" x 12' 8" ( 4.47m x 3.86m )

Skylight window with lovely views, window to front aspect, radiator, powerpoints and door to:

#### **En-Suite**

Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin, WC, tiled splashbacks and radiator.

### **Outside**

#### **Front**

Open plan area with driveway for at least two cars.

#### **Rear Garden**

A good size garden, enclosed by fencing, recently upgraded to include newly fitted patio area, area laid to lawn and border of shrubs.

### **Garage**

#### **Additional Information**

The vendor has advised that the property has a ground source heat pump with a storage battery, along with solar panels. There is also a fitted sprinkler system throughout.

#### **Management Charges**

The vendor has advised that approx £180 is paid quarterly to Estate Management.





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**  
**Maes Yr Ysgol,**  
**Rumney Cardiff**

- Semi Detached Family Home
- Four Bedrooms
- Bedrooms One and Two with En-Suites
- Lounge and Downstairs WC
- Fitted Kitchen/ Diner
- Family Bathroom
- Views from the rear over the Bristol Channel.

Tenure: Freehold EPC Rating: A

offers in excess of

**£365,000**



**view this property online** [allenandharris.co.uk/Property/ROA113408](https://allenandharris.co.uk/Property/ROA113408)



Property Ref:  
ROA113408 - 0007

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)