



Maes Yr Ysgol, Rumney Cardiff CF3 3NL

welcome to

Maes Yr Ysgol, Rumney Cardiff

The Water-Lily is the lovely two bedroom home set on the popular Aspen Grove development. Offered with parking and no chain! This zero carbon property offers lower running costs that are good for both the planet and your pocket! With Solar Panels, Smart Home System and Battery Storage. A must see!

Ground Floor

Entrance

Via a part glazed front door into:

Hall

Storage cupboard housing ground source pump controls and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC and wash hand basin.

Lounge

15' 2" max x 10' 3" max (4.62m max x 3.12m max)
Double glazed French doors providing access to rear garden, double glazed window to rear aspect, radiator and powerpoints, storage cupboard housing battery.

Kitchen/ Diner

10' 9" x 7' 2" (3.28m x 2.18m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, extractor hood, space for washing machine and dishwasher, integrated fridge/freezer, radiator, double glazed window to front aspect and space for table and chairs.

First Floor

Landing

Doors providing access to:

Bedroom One

15' 2" x 8' 10" (4.62m x 2.69m)
Double glazed window to, radiator and powerpoints.

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.59m)
Double glazed window to, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC and radiator.

Outside

Front

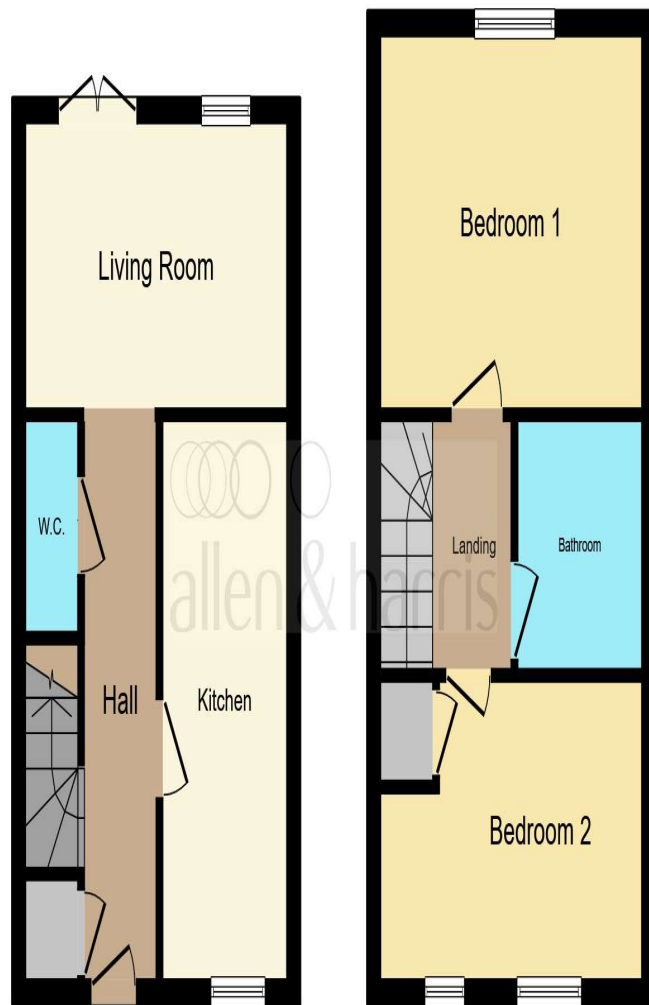
Paved path leading to front entrance and electric charging point.

Rear Garden

Enclosed with area laid to lawn and paved path.

Additional Information

The vendor has advised that the property has solar panels.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Maes Yr Ysgol,
Rumney Cardiff

- Modern Mid Terraced Eco Home
- Two Double Bedrooms
- Lounge with doors onto rear garden
- Downstairs Cloakroom
- Fitted Kitchen/ Diner
- First Floor Bathroom
- Two Allocated Parking Spaces with Electric Charger

Tenure: Freehold EPC Rating: A

offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/ROA113695



Property Ref:
ROA113695 - 0009

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