



Captain's View Braunton Crescent, Llanrumney Cardiff CF3 5AD

welcome to

Captain's View Braunton Crescent, Llanrumney Cardiff

A modern SEMI DETACHED family home, set in the popular location of CAPTAIN'S VIEW, 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.

Ground Floor

Entrance

Via a composite front door into:

Hallway

Stairs rising to first floor and access to:

Downstairs Wc

5' x 3' 7" (1.52m x 1.09m)

Fitted with a two piece suite comprising low level WC, wash hand basin, radiator, LVT flooring and single light fitting

Lounge/ Dining Area

16' 8" x 14' 5" (5.08m x 4.39m)

Double glazed windows to side and rear aspect, two radiators, built in storage and double glazed french doors to rear aspect.

Kitchen

11' 1" x 7' 5" (3.38m x 2.26m)

Fitted with a range of wall and base level units, sink, integrated gas hob and electric oven with extractor hood over, space for washing machine, dishwasher and fridge freezer, wall mounted combi boiler, tiled flooring and double glazed window to front aspect.

First Floor

Landing

Loft hatch, two built in storage cupboards, built in airing cupboard and access to:

Bedroom One

11' 5" x 9' 8" (3.48m x 2.95m)

Double glazed window to front aspect, radiator, single light fitting, carpeted floor and access to:

En-Suite

7' 10" x 2' 10" (2.39m x 0.86m)

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, gas central heated towel rail, vinyl flooring, single light fitting and extractor fan.

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

Double glazed window to rear aspect, carpeted floor, single light fitting and radiator.

Bedroom Three

7' 3" x 6' 7" (2.21m x 2.01m)

Double glazed window to rear aspect, LVT flooring, single light fitting and radiator.

Bathroom

Fitted with a three piece suite comprising bath with gas central heated shower over, WC, pedestal wash hand basin, gas central heated towel rail, vinyl flooring, partially tiled walls, extractor fan and double glazed window to front aspect.

Outside

Front

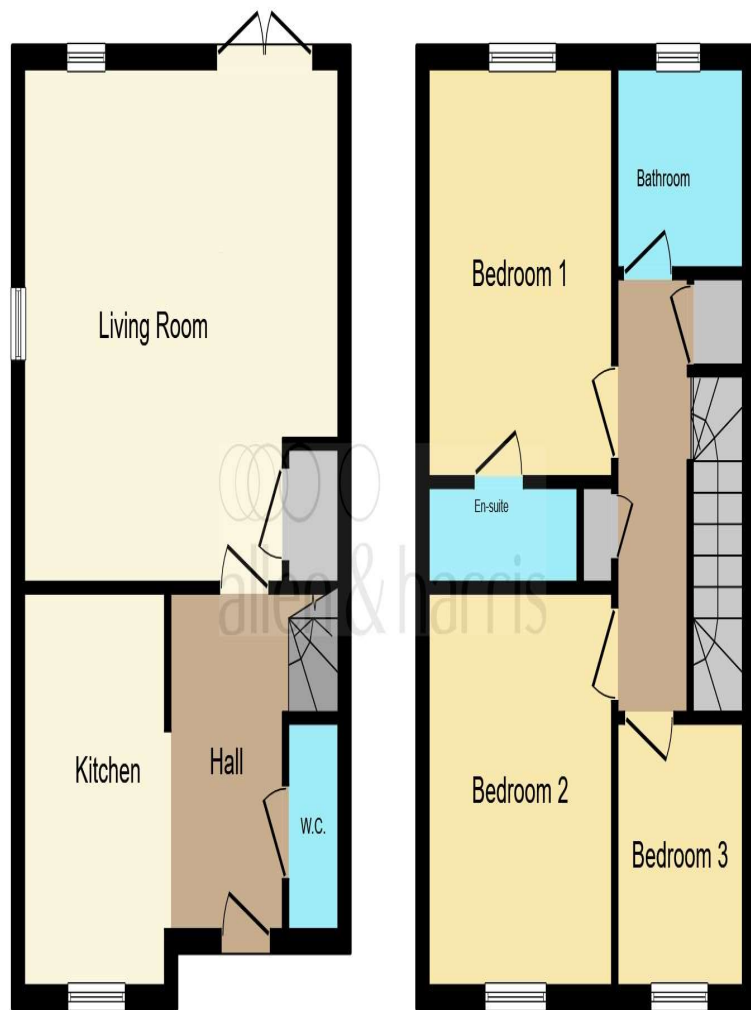
Paved path leading to front entrance, planted area and double driveway with electric car charger to side. Wooden clad porch area with outside light and bin storage area

Rear Garden

Two tiered garden with patio area and stone chippings to lower level, sleepers used to create steps rising up to area laid with stones with planted beds surrounding and gated access from driveway.

Management Charge

The vendor has advised that there is a charge of approx. £80 per annum.



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.



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**Captain's View Braunton Crescent,
Llanrumney Cardiff**

- Semi Detached Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge/Dining Area
- Fitted Kitchen and Downstairs WC
- Solar Panels with Battery
- Off Street Parking

Tenure: Freehold EPC Rating: B

£260,000



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Property Ref:
ROA113534 - 0008

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