



Harris Avenue, Rumney Cardiff CF3 1QE

welcome to

Harris Avenue, 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

Double glazed front door into:

Porch

Laminate flooring and steps into hallway.

Hallway

Secondary double glazed front door, laminate flooring, stairs rising to first floor and access to:

Lounge

13' x 10' (3.96m x 3.05m)

Double glazed window to rear aspect, radiator, laminate flooring, wood slat panelling and TV mount.

Study Area

9' 11" x 7' 6" (3.02m x 2.29m)

Double glazed window to front aspect, laminate flooring and opens to dining room and kitchen.

Utility Area

Double glazed window to front aspect, laminate flooring and space for washing machine.

Dining Room

13' 3" Max x 13' Max (4.04m Max x 3.96m Max)

Double glazed patio door providing access to rear, radiator, laminate flooring and gas fire and marble hearth.

Kitchen

14' x 5' 9" (4.27m x 1.75m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for tumble dryer and fridge/freezer, tiled flooring and radiator.

First Floor

Landing

Double glazed window to front aspect, loft hatch with ladder, built in storage cupboard and doors providing access to:

Bedroom One

10' 9" plus door recess x 9' 10" (3.28m plus door recess x 3.00m)

Double glazed window to rear aspect, radiator, laminate flooring and built in wardrobe.

Bedroom Two

12' 2" Max x 10' 9" Max (3.71m Max x 3.28m Max)

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

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to front aspect, radiator, laminate flooring and built in storage cupboard.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin inset to vanity unit, WC, tiled flooring, partially tiled walls, radiator, spotlights and double glazed window to front aspect.

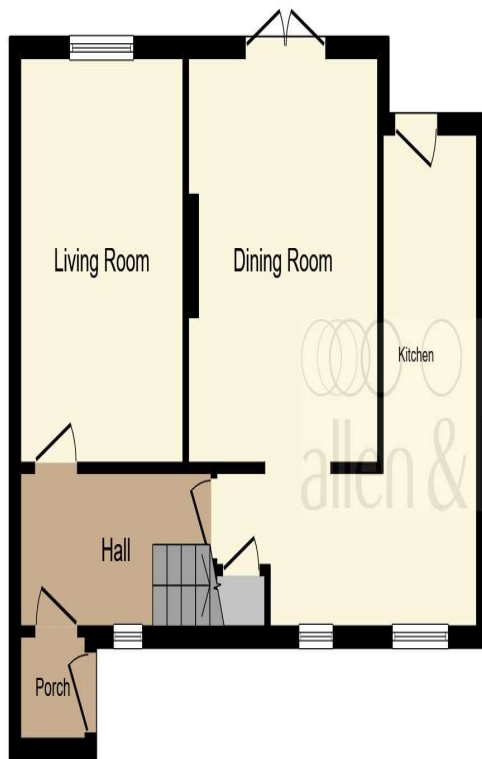
Outside

Front

Driveway providing off street parking.

Rear Garden

Tiered with area laid to lawn and decking.



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
Harris Avenue,
Rumney Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Study Area and Utility Area
- Fitted Kitchen
- First Floor Shower Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000



view this property online allenandharris.co.uk/Property/ROA113876



Property Ref:
ROA113876 - 0003

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.

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