



Patchway Crescent, Rumney Cardiff CF3 4AH

welcome to

Patchway Crescent, Rumney Cardiff

Internal viewing is essential to appreciate the attention to details on this immaculately presented four double bedroom family home. This home has been tastefully updated throughout and offers excellent accommodation alongside beautiful gardens with panoramic views across Cardiff. Viewing Essential!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs leading down to lower floor and rising to second floor, built in storage, parquet flooring, radiator and access to:

Lounge Area/ Dining Area

24' Max x 10' 8" Max (7.32m Max x 3.25m Max)

Two double glazed windows to rear aspect, two radiators and gas fire.

Reception Room

15' 9" x 7' 10" (4.80m x 2.39m)

Garage Conversion - Spotlights and radiator.

Bathroom

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

Lower Floor

Kitchen Area/ Dining Area

23' 10" Max x 15' 10" Max (7.26m Max x 4.83m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, tumble dryer, dishwasher, wine fridge, undercounter fridge and freezer, breakfast bar, spotlights, radiator, laminate flooring, double glazed window to rear aspect and opens to:

Conservatory

9' 6" x 9' 6" (2.90m x 2.90m)

Half brick and pvc, laminate flooring and double glazed French doors providing access onto decking area.

First Floor

Landing

Storage cupboard and doors providing access to:

Bedroom One

11' 8" Max x 10' 1" Max (3.56m Max x 3.07m Max)

Double glazed window to rear aspect and radiator.

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m)

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

Bedroom Three

12' 9" x 8' 3" (3.89m x 2.51m)

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

Bedroom Four

12' x 8' 7" (3.66m x 2.62m)

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

Separate Wc

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

Outside

Front

Driveway providing off street parking.

Side Garden

Steps from driveway to bin storage area, gated side access, decking area and shed to remain.

Rear Garden

A three tier garden with decking area on the top level, steps leading down to second level decking area housing a wooden log cabin with electricity and bar, steps leading down to the lower level with area laid to lawn, patio area and shed to remain.



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
Patchway Crescent,
Rumney Cardiff

- Semi Detached Three Storey Family Home
- Four Double Bedrooms
- Tastefully Refurbished Throughout
- Two/Three Reception Rooms
- Open Plan Kitchen/Dining/Conservatory
- Southerly Facing Gardens
- Summerhouse with Bar
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of
£399,950



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Property Ref:
ROA113959 - 0004

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