

**Greenway Road, Rumney Cardiff CF3 3PL**

**welcome to**

## **Greenway Road, Rumney Cardiff**

A well presented 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.

### **Ground Floor**

#### **Entrance**

Double glazed front door into:

#### **Hallway**

Double glazed window to front aspect, radiator, laminate flooring and access to:

#### **Downstairs Wc**

Fitted with a WC and double glazed window to side aspect.

#### **Lounge**

19' 10" x 11' 8" ( 6.05m x 3.56m )

Double glazed windows to front and rear aspect, laminate flooring and two radiators.

#### **Kitchen**

11' 1" x 10' 7" ( 3.38m x 3.23m )

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 washing machine and dishwasher, spotlights, tiled flooring, double glazed window to rear aspect and access to:

#### **Utility Room**

15' 4" x 5' 8" ( 4.67m x 1.73m )

Space for approx. fridge/freezers and double glazed doors to front and rear aspect

### **First Floor**

#### **Landing**

Double glazed window to rear aspect, stairs rising to loft room, built in cupboard housing combi boiler and doors providing access to:

#### **Bedroom One**

13' 5" Max x 12' 4" Max ( 4.09m Max x 3.76m Max )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

12' 4" x 7' 11" ( 3.76m x 2.41m )

Double glazed window to side aspect and radiator.

#### **Bedroom Three**

9' 2" x 8' 11" ( 2.79m x 2.72m )

Double glazed window to rear aspect and radiator.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled walls, vinyl flooring and double glazed window to side aspect.

### **Second Floor**

#### **Loft Room**

23' Max x 9' 9" Max ( 7.01m Max x 2.97m Max )

Two double glazed skylights to rear aspect, spotlights and storage in eaves.

### **Outside**

#### **Front Garden**

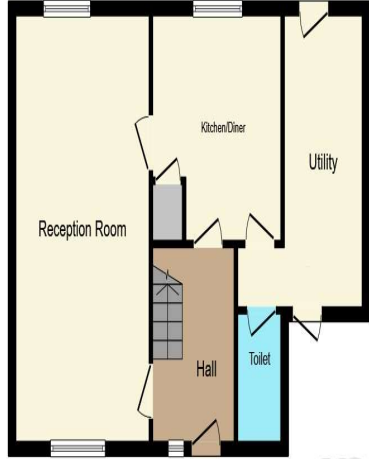
Area laid to lawn with footpath leading to front entrance.

#### **Rear Garden**

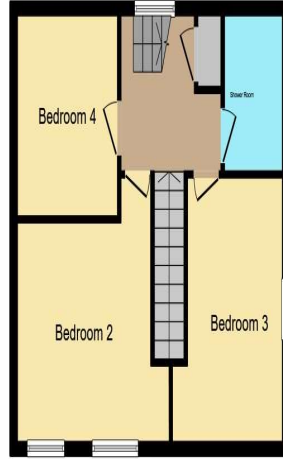
A three tiered garden with area laid to lawn, decking and outside tap.

#### **Outhouse**

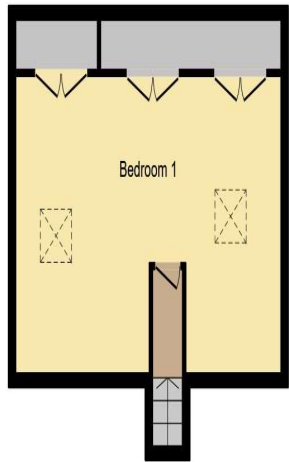
Wooden construction with electricity, vinyl flooring and bar area.



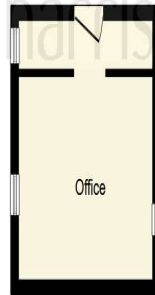
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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**  
**Greenway Road,**  
**Rumney Cardiff**

- Semi Detached Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen and Utility Room
- First Floor Shower Room
- Front and Rear Gardens
- Wooden Outhouse
- Popular Location

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

offers in excess of  
**£260,000**



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Property Ref:  
ROA114014 - 0002

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