



Meadvale Road, Rumney Cardiff CF3 1UF

welcome to

Meadvale Road, Rumney Cardiff

A must see, beautifully presented property with larger than average, South facing rear garden and outbuilding. Meticulously maintained and move in ready condition throughout. Off road parking for at least three cars. Situated at the top of the street, the views are truly special. Viewing Recommended

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

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

Downstairs Wc

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

Lounge Area

12' 11" x 11' (3.94m x 3.35m)

Double glazed window to front aspect, radiator, laminate flooring, log burner and opening to:

Dining Area

11' x 9' 2" (3.35m x 2.79m)

Double glazed French doors providing access to rear, radiator, laminate flooring and access to:

Study

10' 5" x 7' 1" (3.17m x 2.16m)

Double glazed window to rear aspect, radiator, spotlights and access to:

Utility Room

7' x 4' 2" (2.13m x 1.27m)

Fitted with a range of wall units, spaces for washing machine and tumbledryer, spotlights, laminate flooring and access to garage.

Kitchen/ Diner

21' x 8' 1" (6.40m x 2.46m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, oven and grill, cooker hood, integrated fridge/freezer, space for dishwasher, spotlights, built in pantry, tiled flooring, double glazed window to side aspect, double glazed doors to side aspect and double glazed sliding doors providing access to rear.

First Floor

Landing

Double glazed window to side aspect, loft hatch and doors providing access to:

Bedroom One

13' Max x 10' 1" Max (3.96m Max x 3.07m Max)

Double glazed window to front aspect, radiator and fitted wardrobes with sliding doors.

Bedroom Two

10' 9" Max x 10' Max (3.28m Max x 3.05m Max)

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

Bedroom Three

9' 4" Max x 7' 4" Max (2.84m Max x 2.24m Max)

Double glazed to front aspect, radiator, built in wardrobe and storage.

Bathroom

Fitted with a four piece suite comprising bath, separate shower cubicle, WC, wash hand basin inset to vanity unit, heated towel rail, tiled flooring and double glazed window to rear aspect.

Outside

Front

Driveway providing off street parking with access to half garage.

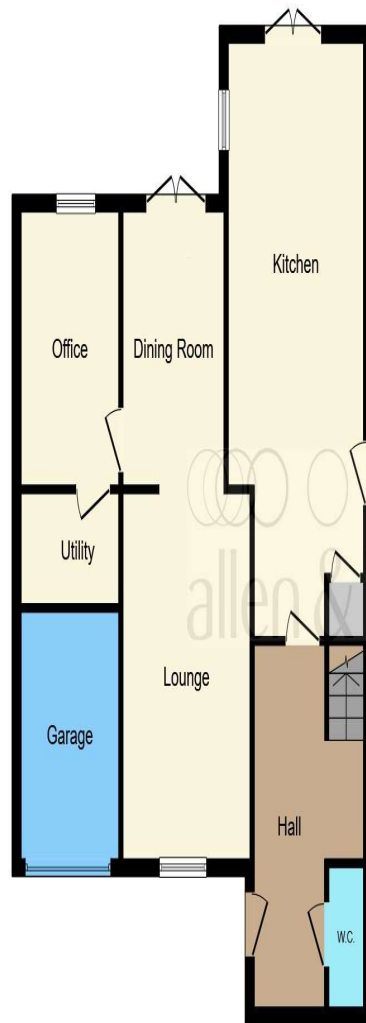
Rear Garden

Multiple tiered garden with two patio levels, three areas laid to lawn, lower level with outbuilding and shed to remain.

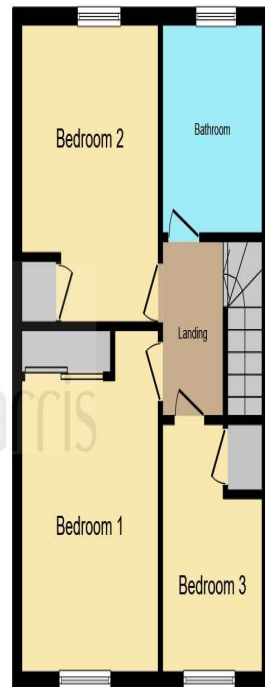
Outbuilding

28' 4" Max x 9' 10" Max (8.64m Max x 3.00m Max)

Brick built construction with electricity and wifi. Converted bar, spotlights, laminate flooring, two double glazed windows and double glazed sliding door for access.



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
Meadvale Road,
Rumney Cardiff

- Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Driveway and Garage
- Unique Rear Garden
- Outbuilding (Bar)
- Move in Condition
- Freehold

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

offers in excess of
£350,000



view this property online allenandharris.co.uk/Property/ROA114062



Property Ref:
ROA114062 - 0004

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