



Manorbier Crescent, Rumney Cardiff CF3 3NE

welcome to

Manorbier Crescent, Rumney Cardiff

This well presented FIVE BEDROOM SEMI DETACHED family home situated in RUMNEY. This property has had a dormer loft conversion added by it's current owners, which offers excellent living accommodation. Viewing is highly recommended to appreciate this home to it's full potential.

Ground Floor

Entrance

Via double glazed front door into:

Hallway

Double glazed window to side aspect, stairs rising to first floor, radiator and access to:

Lounge

14' 6" Max x 13' 8" Max (4.42m Max x 4.17m Max)

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

Dining Area

10' 4" x 9' 10" (3.15m x 3.00m)

Double glazed French doors providing access to rear garden, radiator, laminate flooring, breakfast bar and opens to:

Kitchen Area

10' 8" x 9' 3" (3.25m x 2.82m)

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, space for fridge/freezer, laminate flooring, wall mounted combi boiler and double glazed window to rear aspect.

First Floor

Landing

Double glazed window to side aspect, double glazed skylight to front aspect over the loft stairs, stairs rising to bedrooms four, five and shower room and doors providing access to:

Bedroom One

13' 5" Max x 11' Max (4.09m Max x 3.35m Max)

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

Bedroom Two

13' 5" x 9' 7" (4.09m x 2.92m)

Double glazed to rear aspect, radiator and laminate flooring.

Bedroom Three

8' 11" Max x 7' 5" Max (2.72m Max x 2.26m Max)

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

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin and double glazed window to rear aspect.

Second Floor

Landing

Doors providing access to:

Bedroom Four

16' 8" x 10' 1" (5.08m x 3.07m)

Dormer Loft Conversion: Double glazed skylight to front aspect, double glazed Juliette balcony rear aspect, laminate flooring, spotlights and radiator.

Bedroom Five

8' 9" x 7' 8" (2.67m x 2.34m)

Dormer Loft Conversion: Double glazed window to rear aspect, radiator, laminate flooring and spotlights.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and double glazed skylight to front aspect.

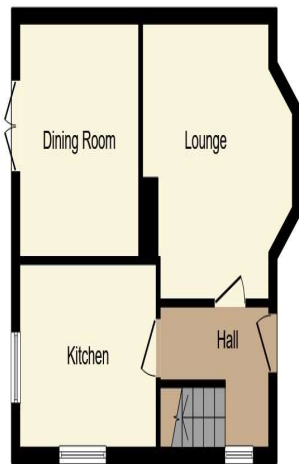
Outside

Front Garden

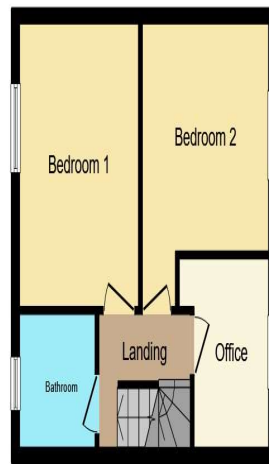
Mainly laid to lawn with hedgerow and footpath leading to entrance.

Rear Garden

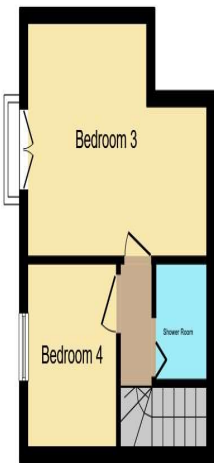
Enclosed with area laid to lawn with raised decking.



Ground Floor



First Floor



Second Floor

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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
Manorbier Crescent,
Rumney Cardiff

- Semi Detached Family Home
- Five Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom
- Second Floor Shower Room
- Front and Rear Gardens

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

£350,000



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Property Ref:
ROA113987 - 0003

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