



Cannington Avenue, Llanrumney Cardiff CF3 4HG

welcome to

Cannington Avenue, Llanrumney Cardiff

NO CHAIN! A THREE BEDROOM MID TERRACED home, set in the popular location of LLANRUMNEY 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

Via a front door into:

Porch

Double glazed construction with door providing access to:

Hall

Stairs rising to first floor and access to:

Lounge

18' 7" Max x 10' 9" Max (5.66m Max x 3.28m Max)
Double glazed window to front aspect and double doors providing access to:

Conservatory

9' 2" x 8' (2.79m x 2.44m)
Partially double glazed and half brick construction.

Kitchen

13' 5" Max x 10' 5" Max (4.09m Max x 3.17m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, fridge and freezer, built in pantry, built in understairs storage, double glazed window to rear aspect, double glazed door providing access to rear and access to:

Utility Room

7' 3" x 7' 3" (2.21m x 2.21m)
Double glazed door from entrance porch and access from kitchen.

First Floor

Landing

Double glazed window to rear aspect and doors providing access to:

Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)
Double glazed tilt and turn window to front aspect, radiator and built in cupboard.

Bedroom Two

10' 11" Max x 9' 8" Max (3.33m Max x 2.95m Max)
Double glazed tilt and turn window to front aspect, radiator, loft hatch and built in cupboard.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)
Double glazed window to rear aspect and radiator.

Shower Room

Fitted with a two piece suite comprising walk in shower, wash hand basin in vanity unit, tiled walls, extractor fan, vinyl flooring and double glazed window to rear aspect.

Separate Wc

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

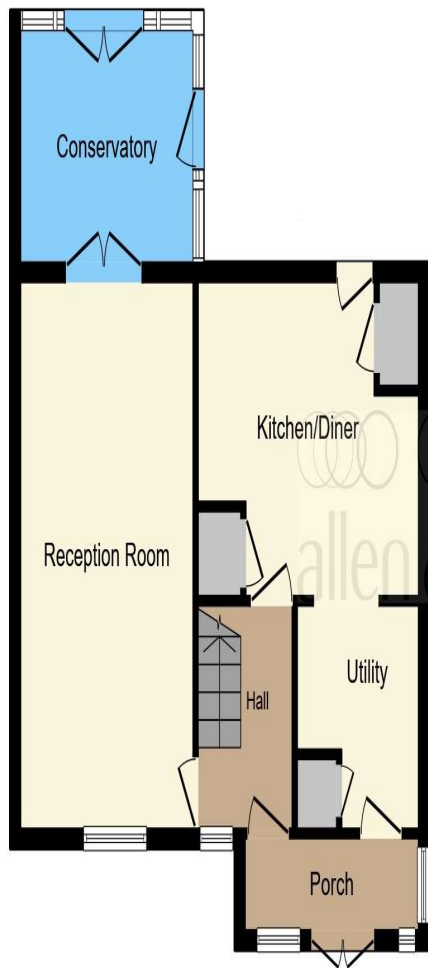
Outside

Front

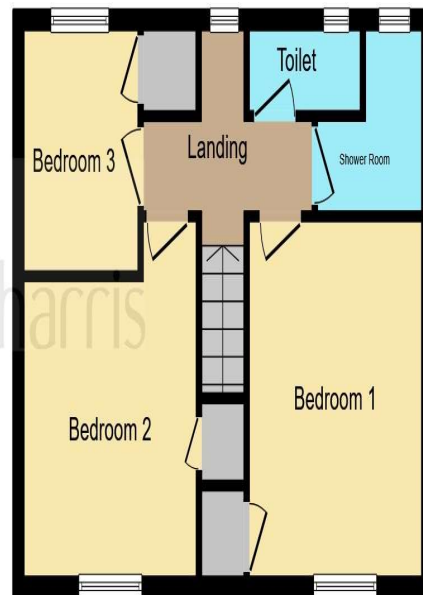
Drive providing off street parking.

Rear Garden

Enclosed with paved patio area.



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
Cannington Avenue,
Llanrumney Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge and Conservatory
- Utility Room
- First Floor Shower Room and Separate WC
- Enclosed Rear Garden
- Driveway Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£200,000



view this property online allenandharris.co.uk/Property/ROA113683



Property Ref:
ROA113683 - 0005

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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