



**Captain's Walk Clevedon Road, Llanrumney Cardiff CF3 4BE**

**welcome to**

## **Captain's Walk Clevedon Road, Llanrumney Cardiff**

A TWO SEMI DETACHED home, set in the popular location of CAPTAIN'S WALK, 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 double glazed composite front door into:

#### **Hall**

Stairs rising to first floor, vinyl flooring and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator and vinyl flooring.

#### **Lounge**

15' 2" x 12' 2" ( 4.62m x 3.71m )

Double glazed windows to side and rear aspect, two radiators, laminate flooring, built in storage cupboard and double glazed French doors providing access to rear.

#### **Kitchen**

11' x 7' 1" ( 3.35m x 2.16m )

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, integrated fridge/freezer, space for washing machine, tiled flooring, fitted blinds, radiator and double glazed window to front aspect.

### **First Floor**

#### **Landing**

Loft access, built in airing cupboard and doors providing access to:

#### **Bedroom One**

15' 1" x 8' 11" ( 4.60m x 2.72m )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

14' 2" x 8' 6" ( 4.32m x 2.59m )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, partially tiled walls, heated towel rail and double glazed window to rear aspect.

### **Outside**

#### **Front**

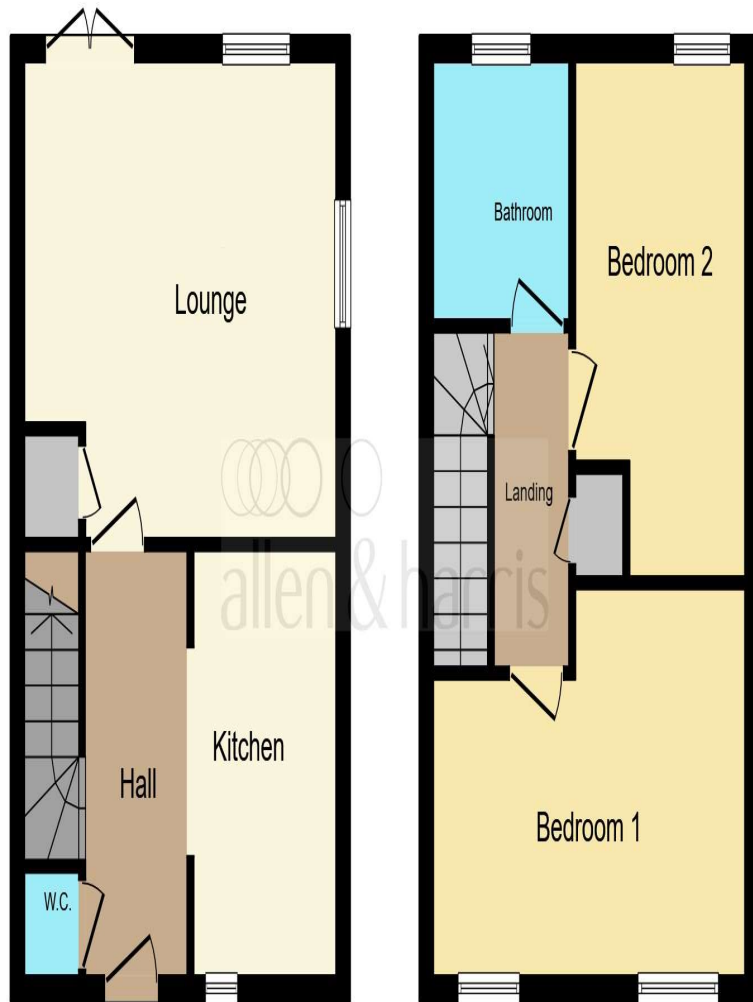
Planted beds and drive providing off street parking.

#### **Rear Garden**

Enclosed with paved patio area with footpath, artificial grass area and gated side access.

#### **Management/ Service Charge**

The vendor has advised that there is a management/service charge of approx. £65.76 per quarter.



**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**

**Captain's Walk Clevedon Road,  
Llanrumney Cardiff**

- Semi Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Bathroom and Downstairs WC
- Enclosed Rear Garden
- Drive Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in the region of

**£240,000**



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Property Ref:  
ROA114167 - 0002

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