



Captains Walk Clevedon Road, Llanrumney Cardiff CF3 4BE

welcome to

Captains Walk Clevedon Road, Llanrumney Cardiff

A THREE BEDROOM SEMI DETACHED family 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 composite front door into:

Hallway

Stairs rising to first floor and doors providing access to:

Downstairs Wc

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

Lounge Area

16' 7" x 14' 4" (5.05m x 4.37m)
Double glazed windows to side and rear aspect, radiator and built in storage.

Conservatory/ Dining Area

9' 11" x 9' 7" (3.02m x 2.92m)
Double glazed window to rear aspect, laminate flooring, electric radiator and double glazed patio doors providing access to side.

Kitchen Area

11' 2" x 7' 5" (3.40m x 2.26m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, tiled flooring, cupboard housing combi boiler, radiator and double glazed window to front aspect.

First Floor

Landing

Loft hatch with ladder (the vendor has advised that the loft is half boarded), built in airing cupboard, built on storage cupboard and doors providing access to:

Bedroom One

11' 3" Max x 9' 8" Max (3.43m Max x 2.95m Max)
Double glazed window to rear aspect, radiator and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin and heated towel rail.

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)
Double glazed window to front aspect and radiator.

Bedroom Three

7' 5" x 6' 7" (2.26m x 2.01m)
Double glazed window to front aspect and radiator.

Bathroom

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

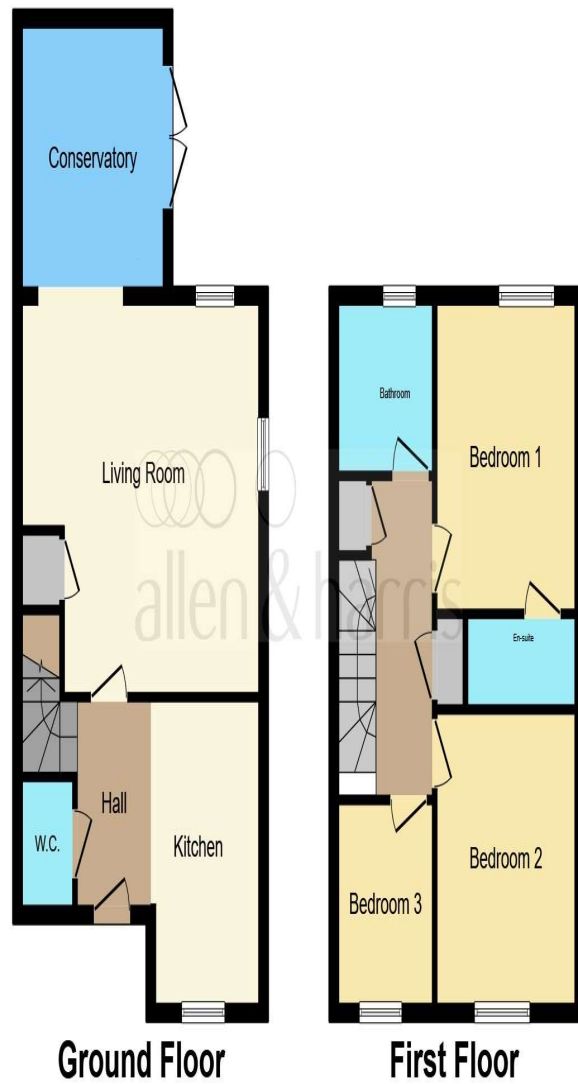
Outside

Front

Planted area and path leading to front entrance and driveway to side providing off street parking.

Rear Garden

Enclosed and landscaped with artificial lawn area, patio area situated in the centre, planted beds, wooden shed to remain and gated side access.



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.



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**Captains Walk Clevedon Road,
Llanrumney Cardiff**

- Modern Semi Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge Area, Conservatory/Dining Area and Fitted Kitchen Area
- Modern Fitted Bathroom and Downstairs WC
- Enclosed Rear Garden
- Driveway Providing Off Street Parking
- Popular Location

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

offers in excess of

£260,000



view this property online allenandharris.co.uk/Property/ROA114227



Property Ref:
ROA114227 - 0004

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