

**Penrhyn Close, Rumney Cardiff CF3 1RN**

**welcome to**

## **Penrhyn Close, Rumney Cardiff**

A THREE BEDROOM MID TERRACED home, set in the popular location of RUMNEY 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. Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, wooden parquet flooring, radiator and access to:

#### **Lounge**

14' 6" Max x 12' 1" Max ( 4.42m Max x 3.68m Max )  
Double glazed window to front aspect, parquet wood flooring, radiator and gas fire.

#### **Dining Room**

10' 2" x 8' 6" ( 3.10m x 2.59m )  
Double glazed French doors providing access to rear, radiator and wooden parquet flooring.

#### **Kitchen**

10' x 9' 6" ( 3.05m x 2.90m )  
Fitted with a range of wall and base level units with complementary solid wood work surfaces over, sink unit, integrated hob, oven and grill, spaces for washing machine and fridge/freezer, wall mounted combi boiler, double glazed window to rear aspect and double glazed door providing access to rear garden.

### **First Floor**

#### **Landing**

Loft hatch and doors providing access to:

#### **Bedroom One**

13' 11" Max x 10' 2" plus door recess ( 4.24m Max x 3.10m plus door recess )  
Double glazed window to front aspect, radiator and fitted wardrobe.

#### **Bedroom Two**

14' 11" Max x 10' 3" Max ( 4.55m Max x 3.12m Max )  
Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

10' 10" Max x 8' Max ( 3.30m Max x 2.44m Max )  
Double glazed window to front aspect radiator and boxing overstairs.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin inset to vanity unit, tiled walls, vinyl flooring and double glazed window to rear aspect.

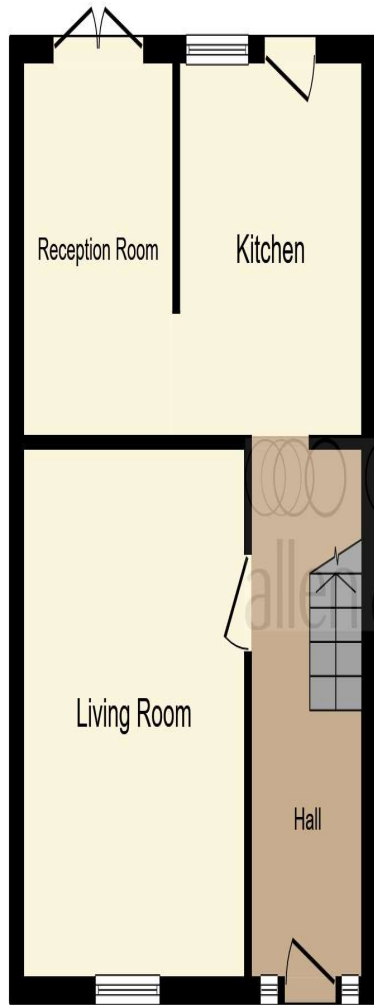
### **Outside**

#### **Front Garden**

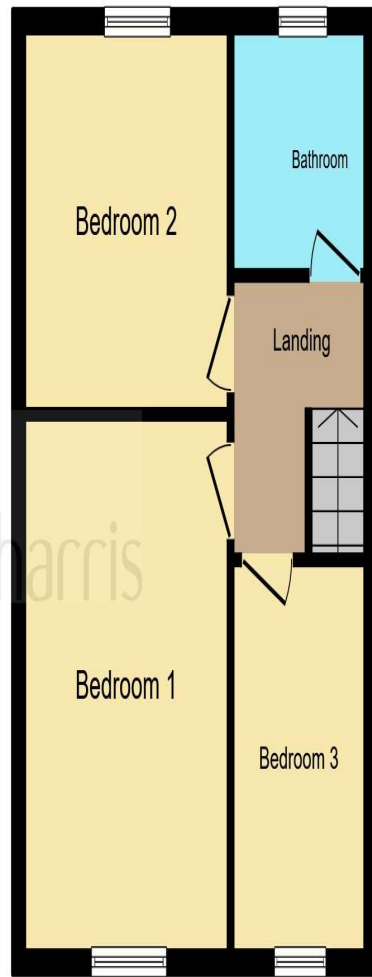
Mainly laid to lawn with path leading to front entrance.

#### **Rear Garden**

Enclosed with patio area, area laid to lawn, outside tap, outside light, outdoor sockets and gated rear 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**  
**Penrhyn Close,**  
**Rumney Cardiff**

- Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Front and Rear Gardens
- Garage En-Bloc
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£200,000**



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Property Ref:  
ROA114182 - 0006

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