



Llanrumney Avenue, Llanrumney Cardiff CF3 4BQ

welcome to

Llanrumney Avenue, Llanrumney Cardiff

A rare opportunity to purchase this detached bungalow set on a sizeable plot with huge opportunity potential. There is a detached garage to the rear. The property is close to parks, shops and bus routes making this a perfect location.

Entrance

Via a double glazed obscure panel door into:

Porch Area

Further double glazed obscure door into:

Hallway

Radiator and access to:

Lounge

22' 6" x 12' 3" (6.86m x 3.73m)

Double glazed bay window and double glazed window to side aspect, two radiators, coved and textured ceiling.

Dining Room

15' 6" x 10' 1" (4.72m x 3.07m)

Double glazed French doors providing access to rear garden, stairs rising to first floor, radiator and powerpoints.

Kitchen

13' 1" x 11' 7" (3.99m x 3.53m)

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit, integrated gas hob and electric oven, integrated dishwasher, spaces for washing machine and fridge/freezer, spotlights inset to ceiling, radiator, powerpoints, double glazed window to rear aspect and door providing access to:

Conservatory

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed French doors providing access to rear garden, powerpoints, French doors providing access to dining room and door providing access to kitchen.

Bedroom One

12' 7" x 11' 10" (3.84m x 3.61m)

Double glazed bay window to front aspect, powerpoints, radiator and built in wardrobes and dressing table.

Bedroom Two

11' 10" x 9' 2" Max (3.61m x 2.79m Max)

Double glazed window to side aspect and built in wardrobes.

Wet Room

Fitted with a shower area, wash hand basin inset to vanity unit, low level WC, radiator and double glazed obscure window to side aspect.

Separate Wc

Fitted with a two piece suite comprising low level WC, wash hand basin and double glazed obscure window to side aspect.

First Floor

Loft Room

17' 6" x 12' 6" (5.33m x 3.81m)

Airing cupboard housing tank, radiator and storage in eaves.

Outside

Front and Side Garden

Larger than average, which is enclosed by privet hedge, area laid to lawn, borders of shrubs and path leading to front entrance.

Rear Garden

Area laid to lawn with patio area.

Detached Garage

With up and over door.



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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Llanrumney Avenue,
Llanrumney Cardiff

- Detached Bungalow
- Situated on a sizeable corner plot
- Two Bedrooms plus Loft Room
- Conservatory
- Detached Garage
- Large Gardens to front, side and rear
- Viewing Recommended!

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in excess of

£350,000



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Property Ref:
ROA114326 - 0002

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