



Ridgeway Road, Rumney Cardiff CF3 4AB

welcome to

Ridgeway Road, Rumney Cardiff

Excited to share this very well-presented four bedroom semi detached family home located in Rumney. The property boasts an open plan lounge area/dining area with access to a family room, fitted kitchen, utility area and downstairs WC offering excellent living accommodation. Viewing Recommended!

Ground Floor

Entrance

Via a front door into:

Hallway

Stairs rising to first floor, solid wood herringbone flooring, radiator, full aspect glass internal door providing access to into the kitchen and door into lounge.

Lounge Area

14' 3" x 13' 5" (4.34m x 4.09m)

Double glazed window to front aspect, upright radiator, breast wall with electric fire, solid wood herringbone parquet flooring and opening to:

Dining Area

10' 11" x 10' 3" (3.33m x 3.12m)

Double glazed sliding doors providing access to rear, two upright radiators and solid wood herringbone parquet flooring.

Kitchen

10' 3" x 9' (3.12m x 2.74m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, spaces for dishwasher and fridge/freezer, LED undercounter lighting, tiled splashback, tiled flooring, spotlights, double glazed window to rear aspect and access to:

Utility Area

Double glazed door providing access to rear, tiled flooring, space for washing machine and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin inset to vanity unit, tiled flooring, radiator and double glazed window to side aspect.

Family Room

15' 8" x 8' 8" (4.78m x 2.64m)

Garage Conversation: Double glazed window to front aspect, radiator, spotlights and engineering wooden flooring.

First Floor

Landing

Doors providing access to:

Bedroom One

13' 6" x 13' 1" (4.11m x 3.99m)

Double glazed window to front aspect, radiator and engineered wooden flooring.

Bedroom Two

13' x 10' 5" (3.96m x 3.17m)

Double glazed window to rear aspect, radiator and engineered wooden flooring.

Bedroom Three

15' 6" x 8' 6" (4.72m x 2.59m)

Double glazed windows to front and rear aspect, radiator and engineered wooden flooring.

Bedroom Four

8' 6" x 8' 4" (2.59m x 2.54m)

Double glazed window to front aspect, radiator and engineered wooden flooring.

Bathroom

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

Outside

Front Garden

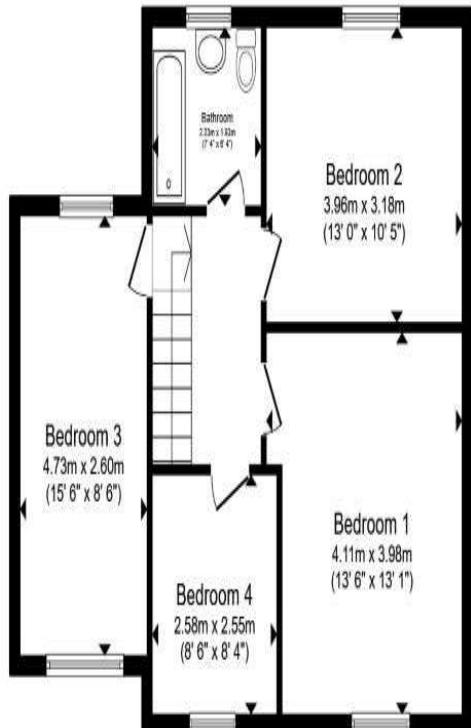
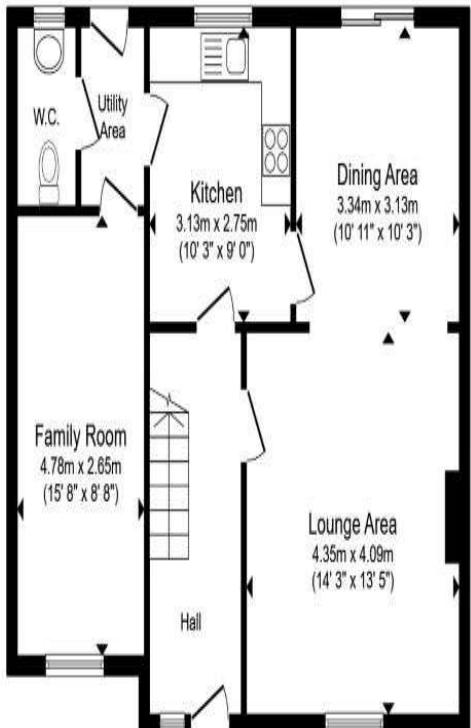
Landscaped low maintenance patio area with planted beds and hedgerow for privacy.

Rear Garden

Landscaped and tiered. Block paved to lower level, steps down to lawn level and steps rising to upper level with access to wooden summer house and storage shed.

Parking

Block paved driveway with steps leading to front door and gated access to rear.



Total floor area 124.6 m² (1,341 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
**Ridgeway Road,
Rumney Cardiff**

- Semi Detached Family Home
- Four Bedrooms
- Lounge Area/Dining Area
- Modern Fitted Kitchen and Family Room
- Utility Area and Downstairs WC

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£375,000



view this property online allenandharris.co.uk/Property/ROA114496



Property Ref:
ROA114496 - 0004

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029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk