



62 TY FRY ROAD, RUMNEY, CARDIFF CF3 3JL

Traditional, Three Bedroom, Semi-detached House situated in pleasant and convenient location just off Wentloog Road close to all local facilities including shops, schools and bus routes. Ample recreational space is available at Eastern Leisure Centre with playing fields to surround and Cardiff City Centre can be accessed by bus routes from either Wentloog Road or Newport Road.

The House is built of brick with rendered elevations under a slated roof, has the benefit of upvc double glazing together with gas central heating via a combination boiler. The accommodation is well proportioned, has been well maintained and is set on a good size, level plot with a very large south facing rear garden. Briefly comprising:

Porch, Hall, Front Dining Room, Rear Lounge, Fitted Kitchen. First Floor: Landing, Three Bedrooms and Additional Storage Room, Fitted Bathroom with Walk-in Shower cabinet. Easily Maintained Front Garden, Long Driveway and Rear Garden.

VIEWING BY APPOINTMENT

NO CHAIN

PRICE GUIDE: £274,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

PORCH : Double glazed uPVC front door to with frosted windows to either side to match. Tiled floor, half glazed door to –

HALL: Dogleg staircase to first floor, one radiator, leaded and stained window to porch, understairs meter cupboard, pendant light and paned glazed doors to all rooms.

FRONT DINING ROOM: Double glazed uPVC window to front with curtain pole above and one radiator, pendant light and fold back double doors to –

REAR LOUNGE: (10'10 x 13'9) Two double glazed uPVC windows to rear with venetian blinds and curtain poles, gas fire set on a raised hearth with surround behind and timber mantelpiece over, coving and pendant light.

KITCHEN: (10'9" x 6'3) Range of fitted units comprising, cupboards, drawers and roll top work surfaces, including breakfast bar, built-in sink unit with mixer tap and four ring gas hob with oven under and overhead extractor, space for washing machine and fridge freezer is built into pantry, wall mounted convector heater, and built-in airing cupboard, part wall tiling and double glazed uPVC window to rear with fitted venetian blind, coving and ceiling light. Half glazed uPVC door to rear garden with a frosted window and tiled floor.

FIRST FLOOR

LANDING: With handrail and newel post, double glazed uPVC frosted window to side, pendant light, coving, loft hatch and doors to all rooms.

FRONT BEDROOM ONE: (13'0 x 8'8) Double glazed uPVC window to front with curtain track above and one radiator under. Range of built-in wardrobes with hanging rail and recess for bed, picture rail, coving and ceiling light.

REAR BEDROOM TWO: (7'10 x 11'9) Double glazed uPVC window to rear, with curtain track above and one radiator under, picture rail, coving and pendant light.

FRONT BEDROOM THREE: (6'4 x 8'3) Picture rail, pendant light and door off to

STORAGE ROOM: (3'6 x 8'2) Double glazed uPVC windows to front and side.

BATHROOM: (6'1 x 7'3) Double glazed uPVC frosted windows to side and rear, one radiator. Suite in white comprising: Walk-in shower cabinet with wall mounted electric shower, wash hand basin set in vanity unit, low flush close coupled w.c. Built-in airing cupboard with wall mounted Main Eco combination boiler to serve heating and hot water. Part wall tiling and ceiling light.

EXTERIOR

FRONT GARDEN: Easily maintained front garden with Cotswold stone. Dwarf hedgerow to front and paved area.

DRIVEWAY: With room for three/four cars.

REAR GARDEN: With raised paved patio, remainder in Cotswold stone, garden shed, and rear garden has approximate length of 80' and having a southerly aspect.

TENURE: We understand the tenure to be Freehold, But you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavis.co.uk



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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