



Hern and Crabtree

£360,000 Freehold

Church Road | Cardiff | CF3 3BB

Hern &
Crabtree

Guide price £360,000 - £370,000

This lovely four bedroom bungalow is situated in the popular area of Rumney, Close to a variety of amenities, public transport links and easy links to the city center and A48/M4 nearby this is a great location.

The stylish accommodation briefly comprises an entrance hall, living room, inner hallway, kitchen diner, utility and a bathroom to the ground floor. To the first floor there are two bedrooms, one of which has an en suite bathroom. The property also benefits from an enclosed, landscaped rear garden with purpose built storage. Viewing of this fantastic property can be arranged via our Heath branch.



Entrance Hall

Entered via double glazed french doors to the side with crescent half moon window over. Door to living room.

Living Room 14'6 x 10'11 max

Double glazed bay window to the front, wood laminate flooring, radiator, recess for television, fireplace., wood laminate flooring. Access to inner hallway.

Inner Hallway

Situated open plan to the living room, stairs to the first floor, radiator, wood laminate flooring. Corridor to the kitchen/diner, bathroom and utility.

Walkway also offers a large storage cupboard housing the 'Ideal' gas combination boiler along with radiator and vinyl floor.

Kitchen Diner 16'7 x 14'10

Double glazed french doors to the rear garden with matching windows either side. Range of fitted wall and base units with complimentary wood work tops over. Space for a gas range cooker, integrated microwave, sink, space for fridge freezer. Radiator, wood laminate flooring, spot lights.

Utility Room 4'7 x 7'0

Double glazed obscured window to the side, wall and base units with work

tops over, sink and drainer. Plumbing for washing machine, laminate flooring.

Bathroom 7'11 max x 5'0 max

Bi-fold door from the inner hallway. Double glazed obscured window to the side, free standing contemporary bath tub with upstand floor mixer. WC, wash hand basin, vanity cupboard, heated towel rail, tiled floor and part tiled walls.

Bedroom One 17'10 max x 9'9 max

Double glazed skylight window, radiator.

Bedroom Two 8'0 x 11'7

Double glazed window to the front, radiator.

First Floor

Stairs rise up from the inner hallway with wooden hand rail and spindles.

Landing

Offers an area which could be used for a home office space. Double glazed skylight window, storage into the eaves, banister. Doors to:

Bedroom Three 10'3 max x 11'11

Double glazed window to the rear, built-in wardrobes, radiator, door to en-suite.

En Suite 6'1 x 4'0

Double glazed obscured window to the rear, corner shower with plumbed



shower, WC, wash hand basin, PVC decorative cladded walls. Heated towel rail, vinyl floor.

Bedroom Four 8'2 x 10'8

Double glazed skylight window to the front, storage into the eaves, radiator.

External

Front

Slate chippings with paved path, steps from the main path.

Rear Garden

Enclosed garden with brick patio and ramp up to an artificial lawn and further stone chipping sitting area. Large timber frame storage shed. Additional smaller timber frame

storage shed, outside power. Path to the side leading out to the front via a gate.

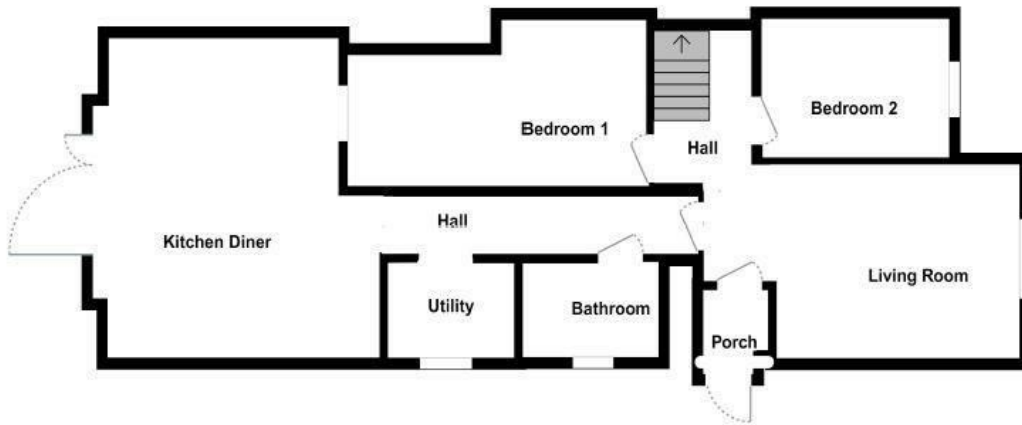
Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax - E





For illustration purposes only. Not to scale.

Ground Floor

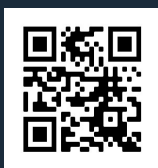
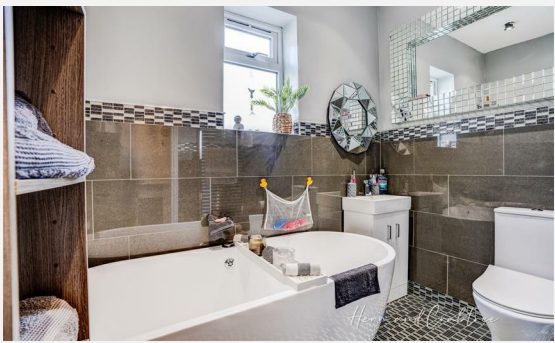
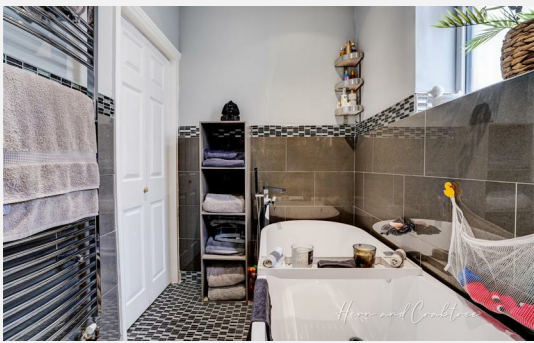


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1st Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>     



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