

Manorbier Crescent

| Rumney | Cardiff | CF3 3NE

*Hern and Crabtree*



# MANORBIER CRESCENT

£150,000



## CASH BUYERS ONLY

Being sold with no chain is this three-bedroom, mid-terrace property situated in Rumney. Rumney hosts a variety of amenities from local shops, schools and leisure centre.

The property briefly comprises an entrance hall, lounge, kitchen and dining room to the ground floor. On the first floor, there are three bedrooms and a shower room. Front and rear gardens along with driveway.

In need of refurbishing, this property is a great project for someone looking to put their own stamp on a family home. Call our Heath office to book a viewing. 029 20 620 202.

### Entrance hall

Door to front, Upvc obscure double glazed window to front, stairs to first floor with storage cupboard under. original wood flooring, door to kitchen and door to:

### Lounge

13'6 max x 12'9 max

Upvc double-glazed window to front, exposed wood floor boards, feature beams and fireplace.

### Kitchen

10'8 x 9'2

Door to rear, window to rear, stainless steel sink. gas point for cooker, quarry tile flooring and door to:

### Dining room

9'9 x 8'8

Window to rear, exposed wood floor boards and storage recess.

### Landing

Loft access, airing cupboard, exposed floor boards and doors to all rooms.

### Bedroom one

12'9 x 9'9 plus door recess

Upvc double glazed window to front, exposed floor boards and built-in double wardrobe.

### Bedroom two

13'4 x 9'8

Window to rear, built-in double wardrobe and exposed floorboards.

### Bedroom three

9'5 max x 7'3 max

Window to front, built in wardrobe and exposed floorboards.

### Shower room

5'8 x 5'9

Upvc obscure double-glazed window to rear, three piece suite comprising an adapted shower unit with fitted electric shower, a pedestal wash hand basin and close coupled WC, tiled walls.

### Outside and parking

Front garden and driveway. Rear garden with built storage sheds.





Call Hern & Crabtree to arrange a viewing on **02920 620 202**

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





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



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



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.