



£335,000 Freehold

New Road | Cardiff | CF3 3AA

Hern & Crabtree

This fantastic semi-detached family home is well situated in the popular area of Rumney in Cardiff. The location of this home is unbeatable, with easy access to amenities, bus links, the A48 & M4 nearby this is a great location for commuter families with a primary school in walking distance.

The accommodation briefly comprises an entrance porch, hallway, lounge, dining room, utility/ cloakroom, and an open plan kitchen breakfast room to the ground floor. To the first floor there are three bedrooms and family bathroom. This house offers ample space for a growing family. There is an enclosed rear garden providing a private outdoor space, perfect for relaxing or entertaining guests. The property also benefits from off street parking for two vehicles. Viewings of this great property are highly recommended and can be arranged via our Heath branch.



Entrance Porch

Entered via a double glazed window to the front and door to the side into porch. Tiled floor, door to hallway.

Hallway

Entered via a double glazed door to the front with matching window over, stained glass window to the front, stairs to the first floor. Under stair cupboard, radiator. Concealed gas meter cupboard.

Lounge 14'6 x 13'8 max

Double glazed bay window to the front, electric fireplace, radiator.

Dining Room 12'9 x 11'9

Squared off archway to the kitchen breakfast room. Radiator, door to cloakroom/utility.

Utility/ Cloakroom 8'1 x 6'9

WC, plumbing for washing machine, space for condensing tumble dryer. Double obscure glazed window to the side. Space for fridge freezer.

Kitchen Breakfast Room 20'7 x 12'5

double glazed french doors to the rear, double glazed window to the rear. Two skylight windows. Kitchen has wall and base units with quartz work tops over, twin stainless steel sink. Full length integrated dishwasher, corner

carousel cupboard. Four ring ceramic hob, upstand splash back, cooker hood over. Integrated oven and grill. Space for fridge freezer.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

Landing

Double obscure glazed window to the side, banister, doors to:

Bedroom One 14'0 max x 9'11 max

Double glazed bay window to the front, fitted mirrored wardrobes, radiator.

Bedroom Two 11'10 max x 10'10 max

double glazed window to the rear, radiator.

Bedroom Three 8'0 x 7'11

double glazed window to the front, radiator.

Bathroom 7'11 x 7'7

Double obscure glazed window to the rear. Bath, corner shower quadrant, WC, wash basin. Heated towel rail, vanity cupboard. Loft access hatch.

External

Front

Driveway providing off street parking



for two vehicles, further hardstand.
Low rise wall to the front.

Rear Garden

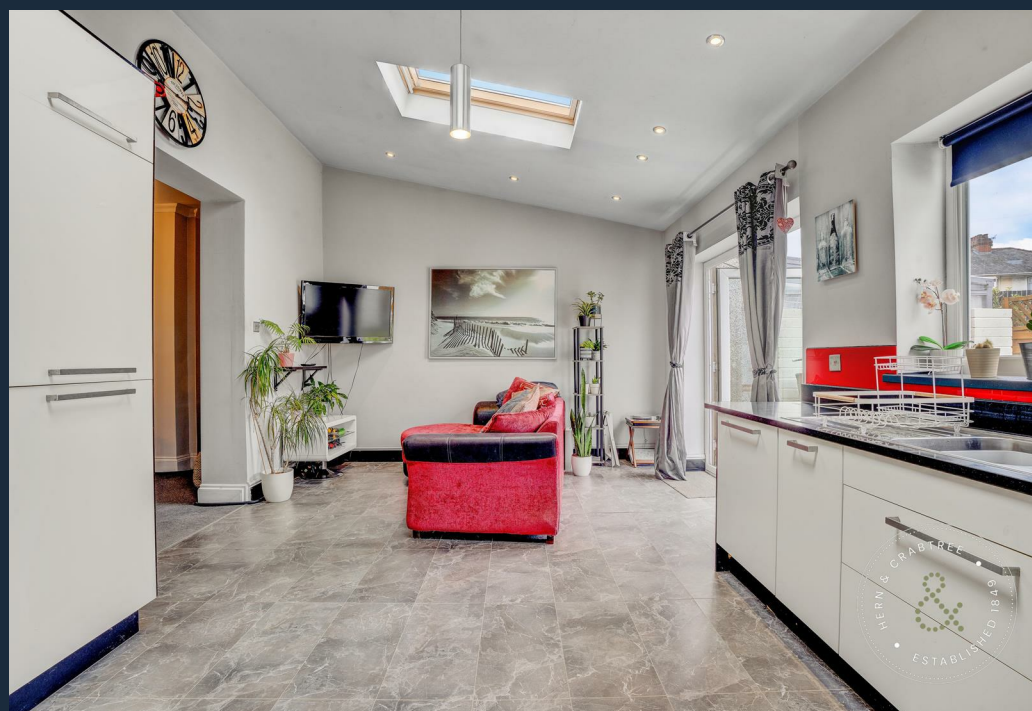
Enclosed garden with lawn, door access to garage, gate to the side leading to the driveway. Paved patio. Outside power point and light.

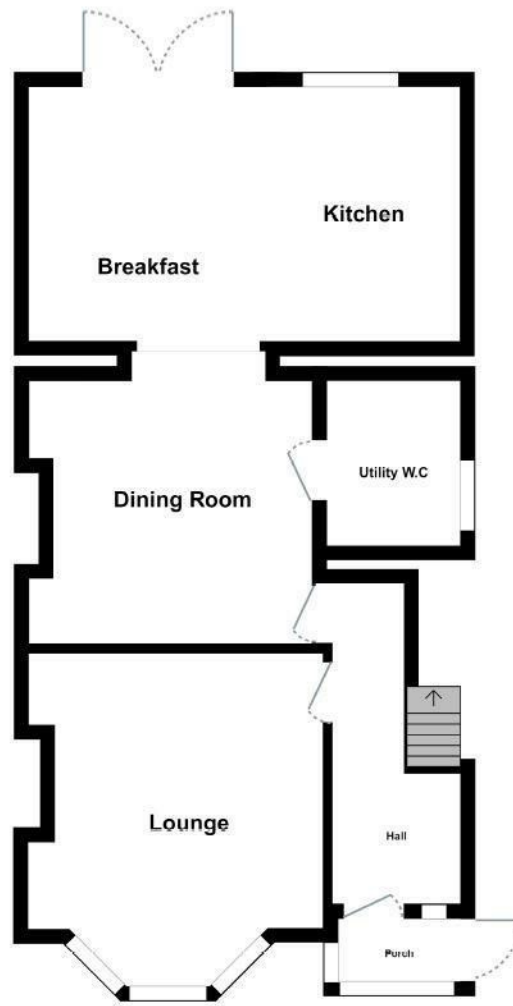
Additional Information

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

EPC - C

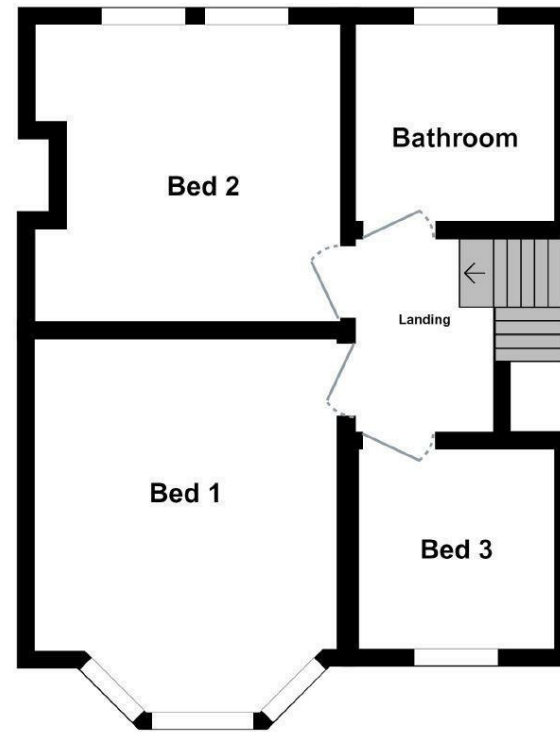
Council Tax Band - E





For illustration purposes only. Not to scale.

Main Floor

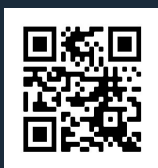
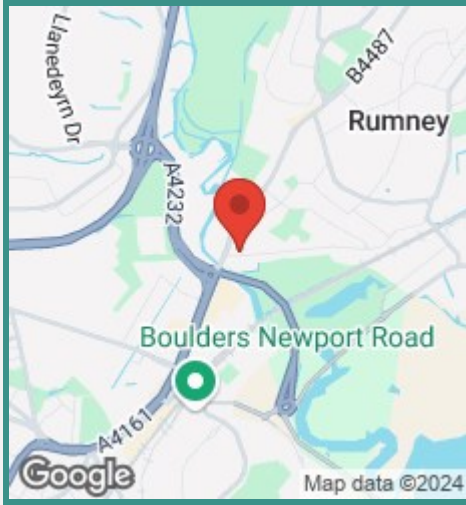


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Upper Floor

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			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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