



£350,000 Freehold

New Road | Cardiff | CF3 3AE

Hern & Crabtree

This beautiful three bedroom semi detached family home is located in the popular area of Rumney, Cardiff and is offered to the market with no onward chain. Close to amenities, public transport links, and with easy access to the A48 & M4 nearby this is a great location for commuter families.

As you step inside, you'll be greeted by a well-presented interior that is sure to make you feel right at home. There is a living room and the open plan kitchen diner is a highlight of this property, providing a perfect space for entertaining guests or enjoying family meals. The addition of an orangery opening to the garden brings a touch of elegance and allows natural light to flood the space. To the first floor the property boasts three bedrooms, a bathroom and separate WC for flexibility. The property also benefits from an enclosed rear garden and detached garage.

With off-street parking on the driveway, you'll never have to worry about finding a spot after a long day. The convenience of being close to amenities and transport links makes this property not only a beautiful home but also a practical choice for those with busy lifestyles.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and see for yourself the potential this property holds.



Entrance Hall

Entered via a double glazed PVC door with stained glass inset to front, matching windows either side. Stairs to the first floor, oak wood flooring, radiator. Under stair cupboard. Doors to:

Lounge 13'4 max x 11'6

Double glazed window to the front, gas fireplace with stone surround. Oak wood flooring, radiator.

Kitchen Diner 18'2 x 10'11

L-shaped kitchen diner with double glazed window to the rear, squared off archway to an orangery. Kitchen offers wall and base units with work tops

over. 1.5 bowl sink and drainer with mixer tap, plumbing for washing machine, space for an American style fridge freezer. Integrated fan oven with grill along with an additional convection oven, grill and microwave combination above, integrated four ring 'AEG' induction hob with glass splash back and cooker hood fitted over. Space and plumbing for dishwasher, radiator, tiled floor. Double obscure glazed door to the side leading out to the rear garden. Storage cupboard housing 'Worcester' gas combination boiler.

Orangery 8'2 x 9'0

Double glazed glass roof, double

glazed back bay window, half rise brick built wall. Radiator. Tiled floor, french doors out to the rear garden, radiator.

First Floor

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

Landing

Double obscure glazed window to the side, banister, loft access hatch to a part boarded, fully insulated loft with light and pull down ladder.

Bedroom One 13'5 x 8'8 to wardrobe

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

Bedroom Two 11'1 x 10'8

Double glazed window to the rear, radiator, fitted wardrobe.

Bedroom Three 7'2 x 9'1 max narrowing to 5'10

Double glazed window to the front, radiator, fitted wardrobe and storage cupboard.

Bathroom 7'2 x 5'4

Double obscure glazed window to the rear, wash hand basin, P-shaped bath with an electric shower over, glass screen and tiled walls. Tiled floor, heated towel rail.



WC

Separate WC with WC, double obscure glazed window to the side, tiled walls and floor.

External

Front

Off street parking hardstand for two vehicles, lawn, mature shrubs, trees and flower borders with a half rise brick wall. Gate to the rear garden.

Rear Garden

Landscaped rear garden with access to detached garage. Paved patio, lawn. Timber frame veranda sitting area/ entertaining space. Mature shrubs, trees and flower borders. Gate access from to the front. Outside

cold water tap. Option to create outside lighting from the garage. Built in cupboard just off the driveway.

Detached Garage 8'3 x 17'5

Manual up and over door to the front, door access from the garden. Power and light. Separate consumer board.

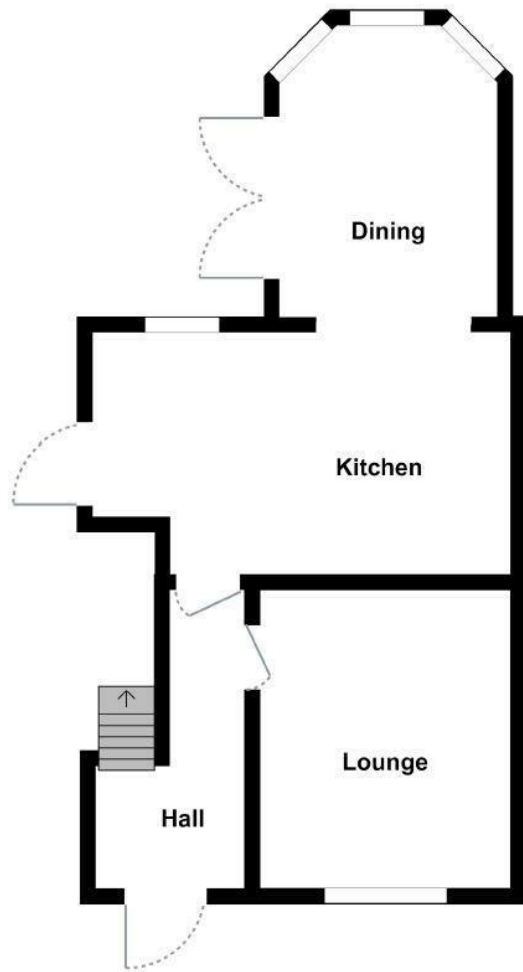
Additional Information

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

EPC -

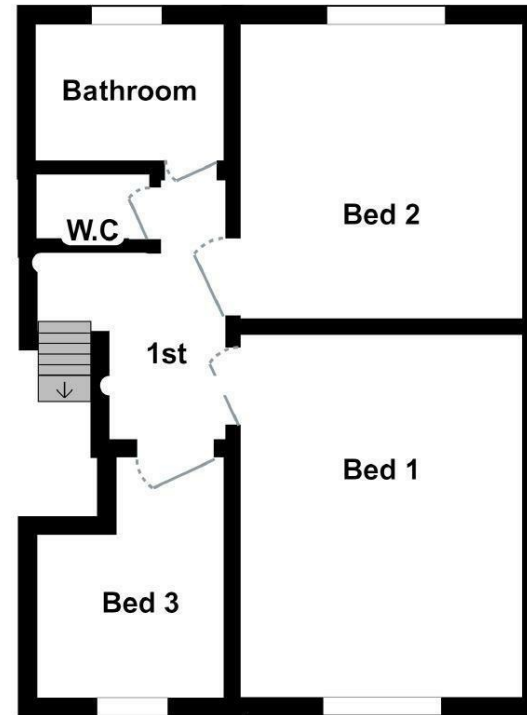
Council Tax Band - E





For illustration purposes only. Not to scale.

Ground Floor

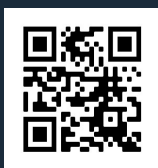
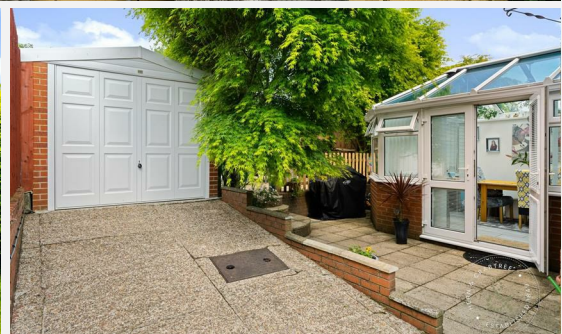


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1st Floor

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			
(81-91) B			
(69-80) C			
(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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