



£350,000 Freehold  
Quarry Dale | Cardiff | CF3 3BR



Welcome to this charming semi-detached family home located in the popular Quarry Dale, Rumney, Cardiff. Situated in a convenient location, this home offers easy access to amenities, bus links, and the A48, making daily errands and commuting a breeze.

The accommodation comprises an entrance hall, WC, lounge, utility, and an extended kitchen diner which is perfect for hosting family gatherings. To the first floor there are three bedrooms and a family bathroom. Additionally, the additional home office/studio provides a versatile space for remote work or creative pursuits. With off-street parking available, you'll never have to worry about finding a spot for your vehicle.

Don't miss out on the opportunity to make this lovely semi-detached house your new home in Quarry Dale. Contact us today to arrange a viewing and experience the charm of this property for yourself.



### Entrance Hall

Entered via a composite laminate door to the front with double obscure glazed panels and matching window above. Double glazed window to the front. Radiator. Parquet flooring, stairs to the first floor with banister.

### WC

Under stair WC with tiled floor and walls. WC and wash hand basin, double obscure glazed window to the side.

### Lounge 14'0 x 12'5 max

Double glazed window to the front, parquet flooring, picture rail. Radiator, feature brick fireplace with a cast iron wood burning stove and slate hearth.

### Living Room 12'4 x 12'5 max

Picture rail, parquet flooring, square off archway to the kitchen diner extension. Coved ceiling. Radiator, fireplace.

### Utility Room 8'10 x 6'10

Door from hallway, double obscure glazed window to the side. Space and plumbing for washing machine and tumble dryer. Storage cupboards and base unit with work surface over. Door to kitchen. Tiled walls and floor.

### Open plan Kitchen Diner 22'5 x 8'6 max

Double glazed skylight windows, double glazed window to the rear and

double glazed patio doors to the rear garden. Tiled flooring. Wall and base units with marble work tops over. Stainless steel sink with mixer tap and draining grooves. Five ring gas hob with extractor over and splash back. Integrated 'Neff' double oven and grill. Integrated fridge freezer, integrated dishwasher. Door to utility room and square off arch to the living room.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Double obscure glazed windows to the side, loft access hatch, doors to:

### Bathroom 6'2 x 7'8 max

Double obscure glazed windows to the rear, WC, wash basin. Bath with integrated shower over. Tiled walls, heated towel rail.

### Bedroom One 13'4 x 11'3 max

Double glazed bay window to the front. Radiator.

### Bedroom Two 10'4 x 12'4 max

Double glazed window to the rear, picture rail, radiator. Built-in wardrobes.

### Bedroom Three 8'5 x 7'8 max

Double obscure glazed window to the front.

### External



### Front

Off street parking driveway with low rise wall.

EPC - D

Council Tax Band - E

### Rear Garden

Enclosed rear garden with converted garage/home office studio. Paved patio sitting area with steps down to lawn area. Path to rear, mature tree, outside cold water tap. Gate to the side leading to the front of the property.

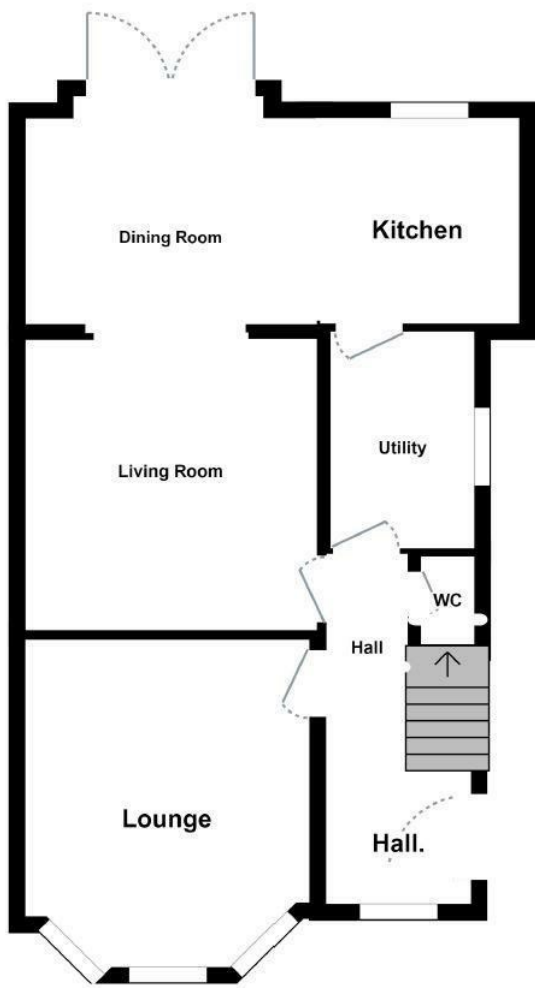
### Home Office/ Studio 15'8 x 7'1 max

Converted garage. Double obscure glazed window to the rear and side.

### Additional Information

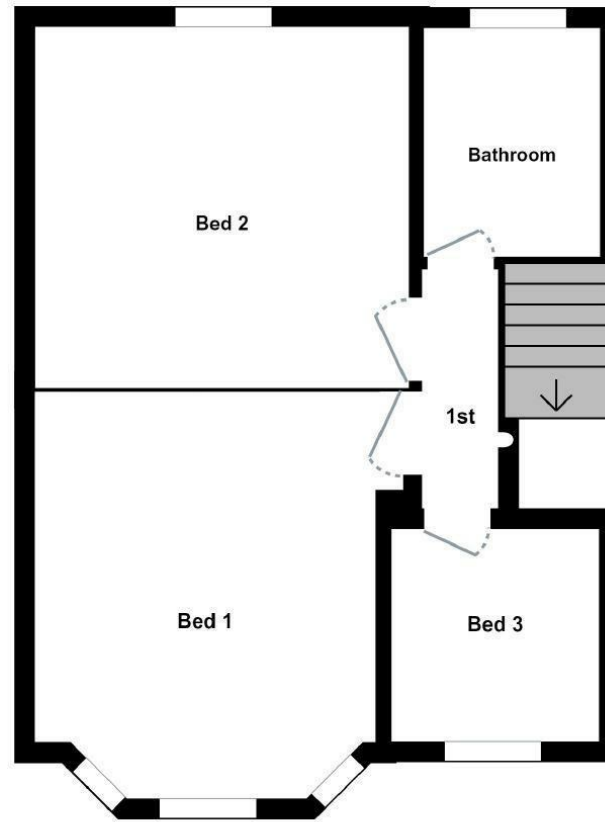
We have been advised by the vendor that the property is Freehold.





For illustration purposes only. Not to scale.

## Ground Floor

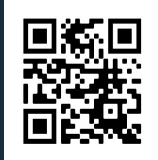


For illustration purposes only. Not to scale.

## 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
(81-91) B			
(69-80) C			
(55-68) D		63	
(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>



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.