

Monkstone Rise

RUMNEY, CARDIFF, CF3 3LW

GUIDE PRICE £269,950

Hern &
Crabtree



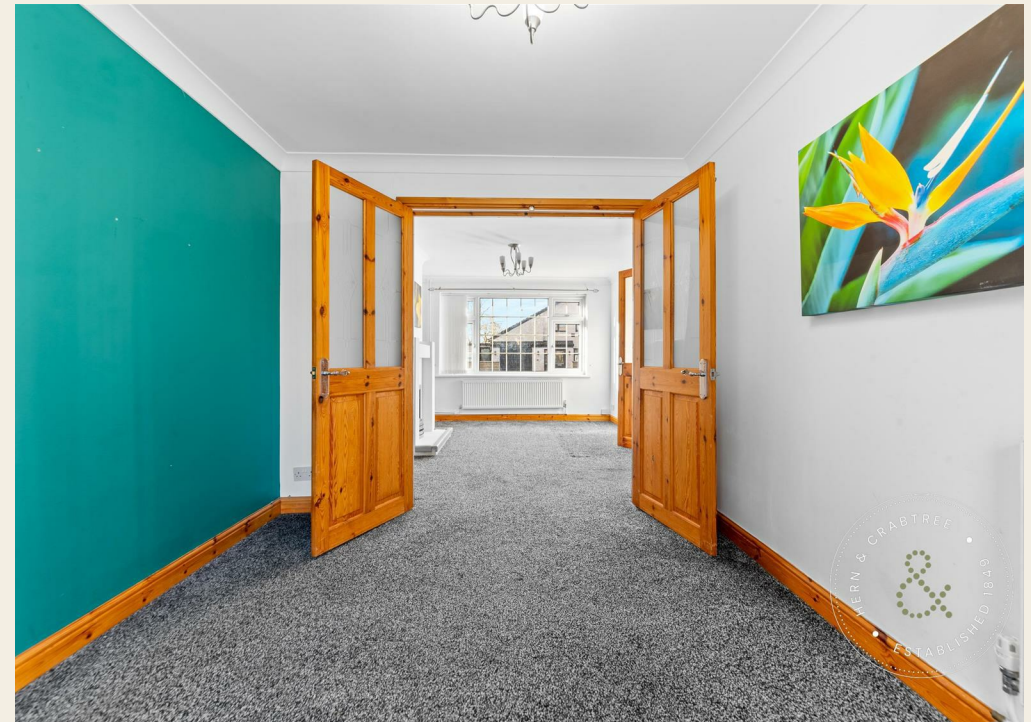
Monkstone Rise

No Onward Chain. A Charming 3-Bedroom Home in a Quiet Residential Location. Nestled on the peaceful and sought-after Monkstone Rise, just moments from the heart of Rumney village, this well-maintained 1970s semi-detached home offers charm, space, and convenience in equal measure.

Step inside to find a welcoming entrance hall leading to a well-equipped fitted kitchen, perfect for preparing family meals. The light-filled living room, complete with a cozy fireplace, provides a relaxing space to unwind. Adjacent to this is a versatile sitting room/, which opens into a bright conservatory with a glass roof, allowing you to enjoy the garden views all year round. Upstairs, the property offers three bedrooms, each filled with natural light, along with a family bathroom. Outside, the home continues to impress. The enclosed rear garden is a good size, offering the perfect space for outdoor activities or peaceful relaxation. At the front, a driveway provides convenient off-road parking for two vehicles.

Ideal for first-time buyers or those looking to downsize, this delightful home is ready for its next chapter.

Rumney, situated in the eastern part of Cardiff, is a residential area known for its friendly and community-focused atmosphere. It offers a variety of housing options, from traditional homes to modern, catering to a range of lifestyles. The area boasts plenty of local amenities, including shops, cafés, beauty salons, primary and secondary schools. For leisure and convenience, residents benefit from easy access to Newport Road and nearby shopping hubs. Public transport is a highlight, with Cardiff Bus services providing regular connections to the city centre and surrounding neighbourhoods, while the M4 and A48 are nearby for those who commute by car. Rumney is a welcoming neighbourhood that combines suburban charm, local convenience, and excellent connectivity to the rest of Cardiff



907.00 sq ft

Entrance Hall

Entered via a composite laminate door to the front with obscure glazed panels to either side. Coved ceiling, radiator, stairs to the first floor. Under stair storage cupboard, checkered tiled flooring. Doors to:

Living Room

12'10 x 10'3 max

Double glazed windows to the front, radiator, coved ceiling, fireplace with an electric fire, stone surround and hearth. Wood and glass panel doors into the sitting room.

Sitting Room

8'10 x 10'8

Coved ceiling, radiator, set or french doors leading into the conservatory.

Conservatory

10'1 x 11'1

Wall one side, double glazed windows to the other two sides and glass roof. Double glazed patio doors leading to the rear garden. Electricity.

Kitchen

9'11 x 7'3

Double glazed windows to the side, double glazed door to the rear. Wall and base units with laminate work tops over, stainless steel 1.5 bowl sink and drainer. Rangemaster cooker with four ring gas hob, space for fridge freezer and appliances. Coved ceiling, tiled walls.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister and loft access hatch, coved ceilings, double glazed window to the side.

Bedroom One

12'11 x 9'10 max

Double glazed window to the front, radiator, coved ceiling.

Bedroom Two

9'9 x 10'10

Double glazed windows to the rear, concealed combination boiler, coved ceiling, radiator.

Bedroom Three

9'9 x 6'5

Double glazed window to the front, radiator, built-in storage cupboard/wardrobe. Coved ceiling.

Bathroom

6'4 x 7'3 max

Double obscure glazed window to the rear, coved ceiling, tiled walls and floor. Bath with integrated shower, wash basin, WC, heated towel rail.

Outside

Front

Lawn area, driveway to the side.

Rear Garden

Enclosed rear garden with paved patio area from the conservatory. Timber fencing, external cold water tap, gate to the side providing access to bike storage and front of the property.

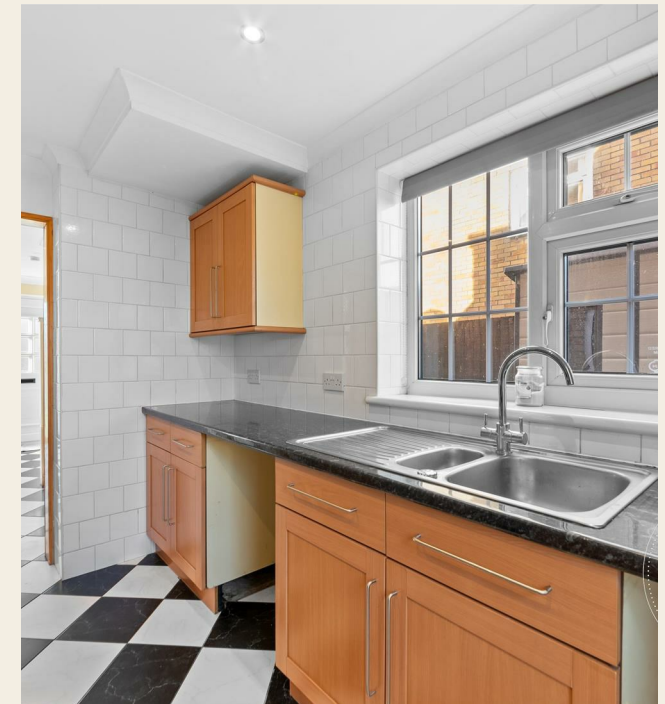
Tenure

We have been advised by the vendor that the property is Freehold.
EPC - D
Council Tax Band -

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not

verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





Approx Gross Internal Area
84 sq m / 907 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 37 sq m / 399 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.

