

# Wentloog Road

RUMNEY, CARDIFF, CF3 3LN

**GUIDE PRICE £349,950**

**Hern &  
Crabtree**





# Wentloog Road

This early 19th century semi-detached cottage is steeped in history and character, yet perfectly suited for modern family living. Situated on the ever-popular Wentloog Road in Rumney, this three-bedroom period property blends rustic charm with convenience, offering a rare opportunity to own a slice of local heritage.

The property comprises a lounge adorned with exposed character beams, creating a warm and welcoming living space. To the rear, a kitchen opens into a bright dining room, perfect for family meals and entertaining. Upstairs, the first floor offers three bedrooms, along with a family bathroom.

Externally, the property boasts a generous garden featuring multiple outbuildings. One outbuilding houses a utility area and WC, while a second outbuilding offers excellent storage or workshop potential. A detached garage to the rear adds further convenience and versatility.

Combining historic charm with practical living space and a sought-after location, this unique home is ideal for buyers looking for something truly special.

- 19th century semi-detached cottage
- Popular location
- Close to amenities
- Enclosed garden with outbuildings and garage
- Three bedrooms
- Bus links very closeby
- Character features



# 1386.00 sq ft

## Entrance Hall

Entered via a traditional wooden door to the front with stained glass windows to the side. Stairs to the first floor, radiator, under stair storage alcove, electric consumer board.

## Lounge

16'4" x 8'11"

Double glazed windows to the front with additional octogon feature window, radiator. Gas fireplace. Wood parquet flooring.

## Kitchen

9'3" x 7'0"

Double glazed window to the rear. Stable style door leading out to the side. Wall and base units with work tops over, 1.5 bowl sink and drainer. Radiator. Space for appliances. Integrated oven, four ring electric hob with cooker hood over.

## Dining Room

16'0" x 8'10"

Two built-in feature cupboards with stained glass doors. Double glazed window to the rear, stable style door to the rear garden. Wood parquet flooring. Gas fireplace.

## First Floor

Stairs rise up from the entrance hall, wooden handrail.

## Landing

Double glazed window to the side, loft access hatch, matching banister.

## Bedroom One

15'8" x 9'3"

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

## Bedroom Two

8'9" x 17'0"

Double glazed window to the rear, radiator.

## Bedroom Three

7'0" max x 6'8" max

Double glazed window to the front, radiator, built-in cupboard. Allowance for stairwell recess.

## Bathroom

7'0" x 5'4"

Double obscure glazed window to the rear, bath with electric shower over, WC, wash hand basin. Tiled walls, vinyl floor.

## External

### Front

Storm porch to the front of the property. Lawn, mature shrubs, trees and flower borders. Steps to driveway. Driveway to the side of the property leading to garage and path access to the rear garden.

### Rear Garden

Enclosed rear garden with patio, steps leading to further patio and lawn with mature shrubs, trees and flower borders. Access to garage. Wrought Iron gate leading to the front of the property. Outside light. Access to outbuildings. Rockery sitting area with potential for garden pond (previously). Glass greenhouse.

### Garage

Detached single garage with door access from the garden.

## Outbuilding One

### Utility Room

4'9" x 5'3"

Located in outbuilding. Power and light. Plumbing for washing machine, door to WC.

### WC

From utility room. WC and wash basin.

## Outbuilding Two

12'9" x 10'2"

Double glazed natural light window to the side. Power and light.

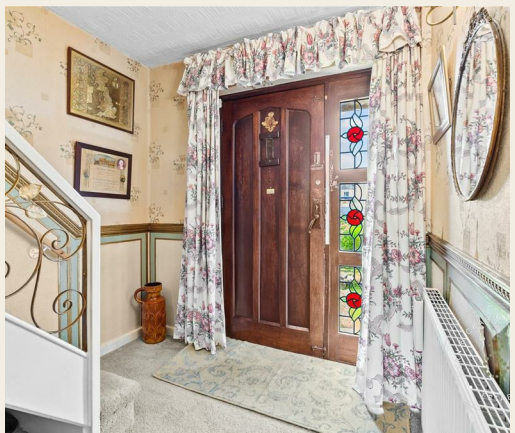
## Tenure

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

## Disclaimer

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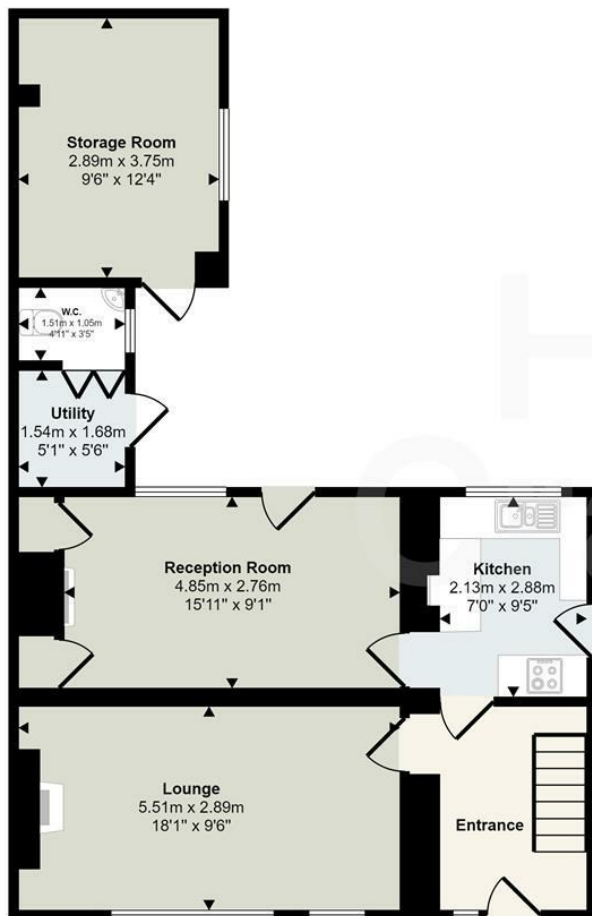




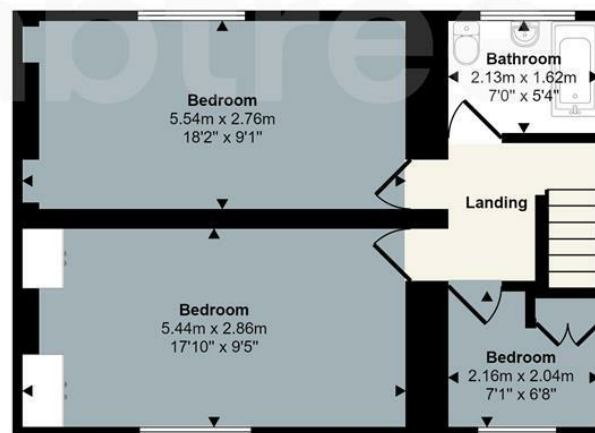




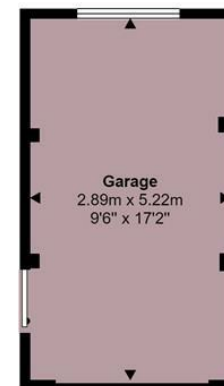
Approx Gross Internal Area  
129 sq m / 1386 sq ft



Ground Floor  
Approx 65 sq m / 696 sq ft



First Floor  
Approx 49 sq m / 527 sq ft

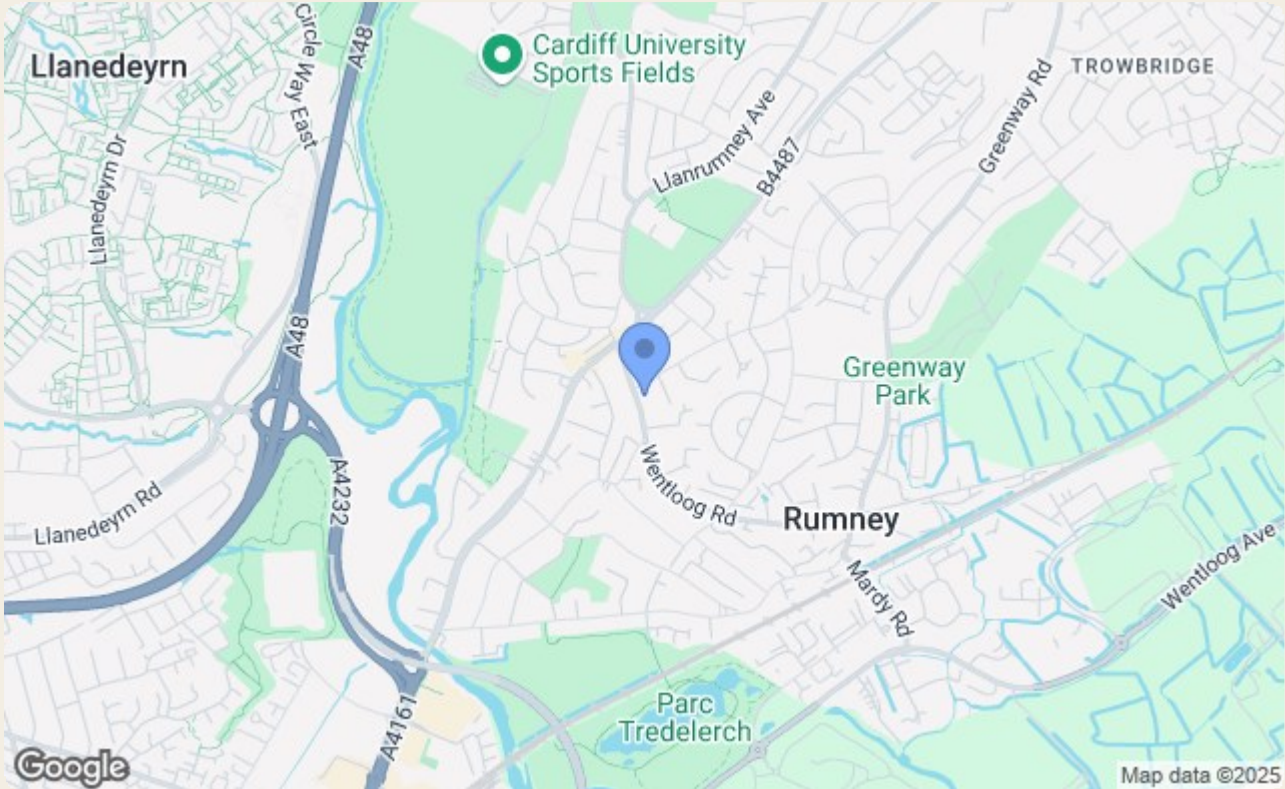


Garage  
Approx 15 sq m / 162 sq ft

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.



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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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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