



Hatherleigh Road, £270,000

- THREE BEDROOMS
- LARGE PLOT
- DOUBLE WIDTH DRIVEWAY
- GROUND FLOOR TOILET
- LARGE KITCHEN/DINER
- SOUTH - WESTERLY FACING REAR GARDEN
- EPC Rating: E



 3  1  2



About the property

Sit on a larger plot than surrounding properties, this spacious three bedroom home offers some great views from 1st floor. The welcoming hallway, offers access to the large lounge along to the kitchen, with a flow to the dining area from both. There are large patio doors opening to the patio/decking area in the sunny aspect rear garden. Upstairs the three good size bedrooms and the bathroom are located. The larger plot offers more garden space wrapping around the home whilst also providing a double width driveway for off road parking.

Location - Rumney village has an abundance of amenities to offer such as shops, leisure centre, police station, schools, churches, Doctor's surgery and restaurants. There is also a regular bus route that runs directly into Cardiff city centre so it's ideal for commuting into work.



Accommodation

Hallway

Wide hallway with bamboo flooring, radiator, coving to ceiling, stairs leading to first floor, doors leading to cloakroom, kitchen and lounge.

Downstairs Cloakroom

Fitted with a two piece suite comprising low level W.C. and wash hand basin with mixer tap. Window to front, coving, wall mounted boiler, alarm control panel.

Kitchen/ Diner

23' 11" x 10' 8" maximum (7.29m x 3.25m maximum)

Fitted with matching eye level and base units with worktop over, one and a half bowl stainless steel sink, tiled splashback, space for fridge freezer and washing machine, integrated dishwasher, double oven with hob above, pull out cooker hood. Coving to ceiling, tiled flooring.

Dining area has parquet wood flooring, double French doors leading on to garden, double doors leading to lounge.

Lounge

17' x 10' 6" (5.18m x 3.20m)

Carpeted flooring, large window to front, coving to ceiling, electric fireplace. TV point, telephone point.

Landing

Carpeted flooring, coving to ceiling, access to loft space, window to side.

Bedroom One

12' 9" x 12' 3" (3.89m x 3.73m)

Built-in wardrobe space, carpeted flooring, radiator, window to front, coving to ceiling.

Bedroom Two

12' 4" x 10' 10" maximum (3.76m x 3.30m maximum)

Built-in wardrobe space with shelving, carpeted flooring, coving to ceiling, radiator.

Bedroom Three

9' 8" x 9' 1" (2.95m x 2.77m)

Carpeted flooring, coving to ceiling, radiator, window to rear with pleasant views.

Bathroom

Front And Side Garden

Mainly laid to lawn with a double driveway.

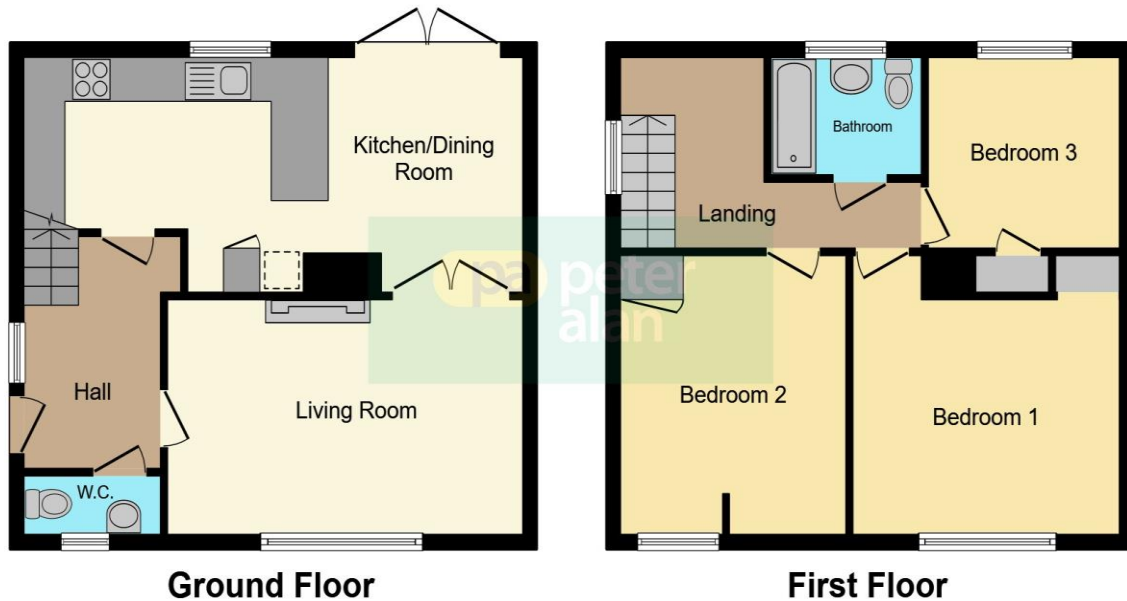
Rear Garden

Decking area suitable for table and chairs if required, patio area, lawn, wooden garden shed, outside tap, secure pedestrian side access to driveway. Benefitting from a south westerly aspect.

02920 792888

rumney@peteralan.co.uk

Floorplan



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