



Castle Crescent, £320,000

- Cul De Sac Location
- Three Bedroom Semi Detached
- Three Reception Rooms
- Kitchen with Utility Room and WC
- Private Garden
- Close To Amenities
- Highly Recommended
- Perfect Family Home
- EPC Rating: D



 3  1  2



About the property

Located in Rumney is this extended three bedroom semi detached house which has plenty of living space throughout. Benefiting from three reception rooms, kitchen, utility room with WC, family bathroom and a lovely rear garden. This would be perfect for a growing family.

Accommodation

Entrance

Original front door with stained glass window. Tiled floor. Under stairs storage cupboard with lights. Stairs to first floor. Access to the lounge, kitchen and reception two. Radiator.

Lounge

12' 6" x 11' 2" (3.81m x 3.40m)

Upvc double glazed bay sash window to front. Original door. Parquet flooring. Feature fire place. Radiator

Reception Room Two

13' 4" x 10' 5" (4.06m x 3.17m)



Parquet flooring. Feature fire and surround. Open to reception three/dining room. Radiator.

Reception Room Three

13' 7" x 8' 7" (4.14m x 2.62m)

Upvc double glazed window to rear. Two velux windows. Access to the kitchen and utility room. Radiator

Kitchen

18' x 6' 2" (5.49m x 1.88m)

widening to 12'9

Upvc double glazed window to front. Wall and base units. One and half bowl sink with mixer taps. Space for fridge and freezer. Heat resistant work surfaces. Electric oven and gas hob with extractor fan over. Plumbed for a dishwasher. Tiled splashbacks. Radiator.

Utility Room And Wc

Plumbed for a washing machine and space for a tumble dryer. Low level WC and wash hand basin. Upvc double glazed frosted window to rear. Radiator

Bedroom One

02920 792888

rumney@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let