



Cae Glas Road, £240,000

- Council Tax Band - C
- Great Location
- Three Bedrooms
- Three Reception Rooms
- Lovely Garden
- Close To Amenities
- Perfect First Time Buy
- EPC Rating: C



 3  1  3



About the property

****REDUCED PRICE FOR A QUICK SALE****

Here is your chance to acquire this immaculate family home that benefits from having three reception rooms, fitted kitchen, downstairs WC, three bedrooms and a lovely private rear garden. Located in Cae Glas Road, Rumney and being within walking distance to local shops, schools and bus stops this really would make a perfect family home. Viewing comes highly recommended to appreciate all on offer here. Call us for all the details.



Accommodation

Entrance

Enter via the door to front into the hallway with laminate floor. Stairs to first floor. Upvc double glazed window to side. Radiator.

Lounge

14' 1" x 10' 11" (4.29m x 3.33m)
Upvc double glazed window to front. Radiator.
Laminate floor.

Kitchen/diner

18' x 10' 1" (5.49m x 3.07m)

Downstaris Wc

Low level WC. Frosted window to side,

Conservatory

Beautiful conservatory with Upvc double glazed doors opening onto the rear garden. Skylight. Tiled floor. Spotlights. Radiator.

Ouhouse

double glazed doors to front and rear. Plumbed for a washing machine and space for a tumble dryer.

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)
Upvc double glazed window to front. Laminate floor.
Radiator.

Bedroom Two

14' 7" x 8' 6" (4.45m x 2.59m)
Upvc double glazed window to rear. Built storage cupboard. Laminate. Radiator.

Bedroom Three

9' 3" x 7' 11" (2.82m x 2.41m)
Upvc double glazed window to front, overstairs storage cupboard, radiator.

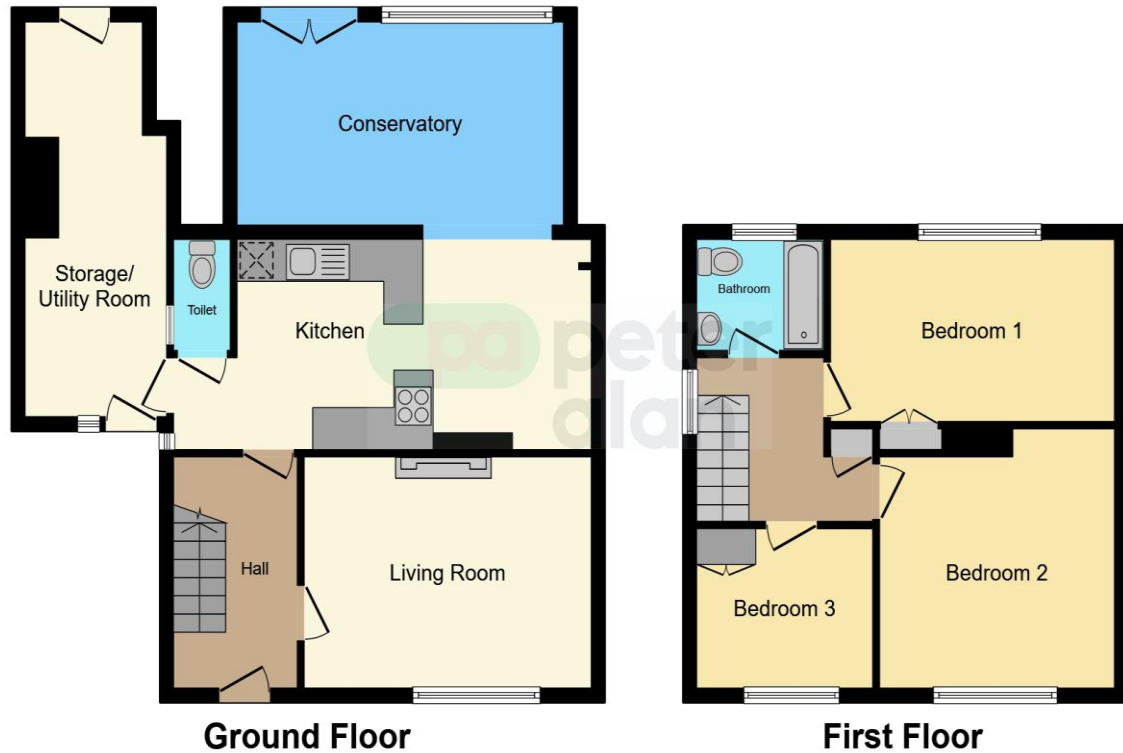
Bathroom

upvc double glazed frosted window to side.
Panelled bath with shower over. Wash hand basin and a low level WC. Fully tiled walls and floor.
Radiator.

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