



Wentloog Road, Rumney

Cardiff

£375,000

- Council Tax Band - D
- Driveway
- Enclosed garden
- Beautifully presented
- EPC Rating: D



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Accommodation

Entrance

Upvc double glazed door to front into the hallway with the stairs to the first floor. Tiled floor. Radiator. Double glazed window to side.

Lounge

12' 3" x 16' 2" (3.73m x 4.93m)

Tiled flooring. Radiator. Fireplace. Bay window.

Kitchen

9' 9" x 16' 2" (2.97m x 4.93m)

Upvc double glazed french doors to rear. Two Upvc double glazed windows to side. Modern fitted white

kitchen with complementary Quartz worktop. Breakfast bar area with seating under. Tiled floor. Sink with mixer tap. Gas hob. Integrated dishwasher. Integrated microwave. Combination boiler. Access to the lounge and the shower room.

Shower Room

Downstairs wc. sink with mixer tap. Waterfall shower. Cupboard space for storage. Storage cupboard with plumbing for the washing machine and space for a tumble drier.

Landing

Carpet. Spotlights. Loft hatch. Window.

Bedroom One

11' 5" x 8' 8" (3.48m x 2.64m)

Carpet. Two fitted wardrobes. Upvc double glazed window. Radiator. Spotlights.

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.