

Wentloog Road, Rumney Cardiff £375,000

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







02920 792888 rumney@peteralan.co.uk

# 02920 792888 rumney@peteralan.co.uk







## 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

### **Important Information**



kitchen with complementary Quartz worktop. Breakfast bar area with seating under. Tiled floor. Sink with mixer tap. Gas hob. Intregrated 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.

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