

Selling with us

Property Details Approval Form

159 Wentloog Road,
Rumney, Cardiff, South
Glamorgan, Wales, CF3 3HE

Date: 25 May 2024

Property Ref and Version: RUM305123 - 0002

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£165,000

Tenure: Freehold

Key Features

- Council Tax Band - C
- Chain Free
- Two Double Bedrooms
- Open Plan Kitchen/Lounge
- Garage
- Garden
- Perfect Location
- EPC Rating: C

Short Description

This two double bedroom flat is offered for sale with no onward chain. Located in Wentloog Road and benefiting from its own private garden and garage this would make a perfect first time buy. Within easy reach of all local amenities including shops, schools and bus stops.

Long Description

Rarely available and close to schools and amenities is this two bedroom first floor flat that is offered for sale with no onward chain. Located in Wentloog Road this flat offers plenty of living space and a has its own private garden and a garage providing off road parking. This lovely flat would make a perfect first time buy or an investment. Ideally located for all amenities. Flat has full electrical and gas safety certificates, tilt and turn windows in bedrooms and living room for emergency access

Directions

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Room Description

Entrance

Open Plan Lounge/Kitchen

16' 2" max x 12' max (4.93m max x 3.66m max)

Bedroom One

11' 6" x 10' 5" (3.51m x 3.17m)

narrowing to 6'9"

Bedroom Two

15' 1" x 9' 6" (4.60m x 2.90m)

Bathroom

Garden

Garage

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Room Description

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Room Description

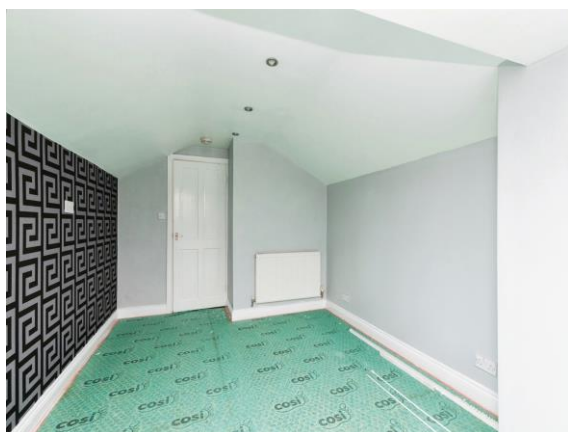
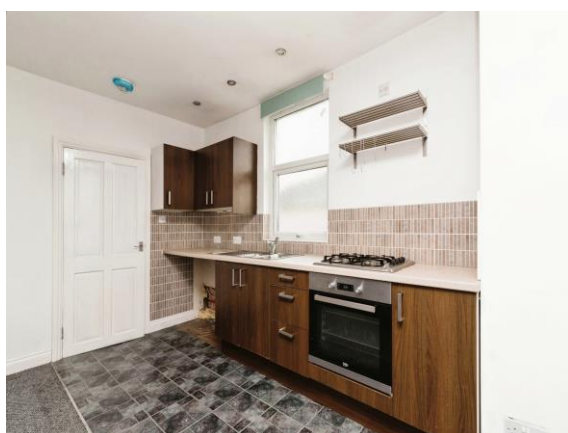
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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

	Signature	Date
Julie Jeffries		
Mr C. Rees		