



Patchway Crescent, guide price £350,000

- Council Tax band E
- Fantastic Views
- Spacious Throughout
- Large Kitchen/Diner
- Two Bathrooms
- Stunning Garden
- Garage and Driveway
- Close To Amenities
- EPC Rating: D



 3  2  2



About the property

Located in Patchway Crescent, Rumney is this beautiful four bedroom semi detached house that offers not only space but fantastic views too! Modern decor and spacious throughout, this property has three levels a large kitchen/diner, stunning garden, spacious lounge with an abundance of views.





Accommodation

Entrance

Enter via the door to front with stairs to upper and lower floors.

Kitchen/Diner

23' 9" x 16' 3" (7.24m x 4.95m)

upvc double glazed window to rear. A range of modern wall and base units with integrated appliances. Tiled splashbacks and floor. Door to the conservatory. Open to the dining area which offers french doors to rear. Wood flooring and modern decor.

Lounge

23' 9" x 10' 5" (7.24m x 3.17m)

Two large Upvc double glazed windows allowing light and views across the valley. Carpet.

Conservatory

6' x 5' 2" (1.83m x 1.57m)

Upvc double glazed conservatory to rear.

Bedroom 1

12' 9" x 8' 3" (3.89m x 2.51m)

Upvc double glazed window to front and rear. Carpet. Access to the dressing room with plenty of storage.

Bedroom 2

11' 9" x 8' 7" (3.58m x 2.62m)

Upvc double glazed window. Carpet.

Bedroom 3

11' 6" x 8' 6" (3.51m x 2.59m)

Upvc double glazed window. Carpet.

Shower Room

8' 10" x 4' 6" (2.69m x 1.37m)

Double glazed window. Walk in shower cubicle. Wash hand basin and a low level WC.

Bathroom

8' 3" x 5' 1" (2.51m x 1.55m)

Garden

Stunning rear garden with decking, lawn and flowerbeds. Outside tap. Gated side access.

Garage And Driveway

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Floorplan



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