



## Patchway Crescent, guide price £340,000

- 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

## Floorplan



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](http://www.focalagent.com)

## 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.