



## Bampton Road, £250,000

- Great Location
- Three Bedrooms
- Semi Detached
- Large Rear Garden
- Kitchen with Utility Area
- Close To Amenities
- Large Living Space
- EPC Rating: D



 3  1  2





## About the property

Located in Bampton Road, Llanrumney is this lovely three bedroom house. It benefits from being close to all amenities such as shops, schools and local bustops. This property would be perfect for a small family or for a first time buyer.

## Accommodation

### Entrance

Enter via porch door into hallway. Stairs to the first floor. Access to the dining room and kitchen.

### Kitchen

11' 8" x 9' 2" ( 3.56m x 2.79m )

UPVC double glazed window to rear. Matching wall and base units with gas hob and oven. Extractor fan overhead. Stainless steel one and a half bowl sink with extendable tap and draining board. Space for a fridge freezer. Door to utility space. Tiled flooring.

### Utility Area



### Reception Room Two

11' 9" x 10' 5" ( 3.58m x 3.17m )

UPVC double glazed french doors to rear garden. Open to reception room one. Log burner. Radiator. Carpet.

### Landing

Access to all bedrooms, bathroom and loft.

### Bedroom One

11' 9" x 11' 2" max ( 3.58m x 3.40m max )

UPVC double glazed window to rear. Built in storage cupboard. Radiator. Carpet.

### Bedroom Two

11' 1" x 10' 9" max ( 3.38m x 3.28m max )

UPVC double glazed window to rear. Built in storage cupboard. Radiator. Carpet.

Outhouse with plumbing for a washing machine and tumble dryer.

### Reception Room One

13' x 12' 9" max ( 3.96m x 3.89m max )

UPVC double glazed window to front. Open to reception room two. Radiator. Carpet.



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## Floorplan

## Important Information

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