



# Castle Crescent, Rumney Cardiff

**guide price £320,000**

- Cul De Sac Location
- Three Bedroom Semi Detached
- Three Reception Rooms
- Kitchen with Utility Room and WC
- EPC Rating: D



3 1 2

**pa peter alan**

02920 792888  
rumney@peteralan.co.uk



## About the property

**\*\*GUIDE PRICE £320,000-£330,000\*\*** Located in the popular street of Castle Crescent, Rumney is this extended three bedroom semi detached house which has plenty of living space throughout. Benefiting from three reception rooms, kitchen, utility room with WC, family bathroom, a lovely rear garden and driveway parking. Located in a quiet cul de sac but within easy reach of local amenities including shops, schools, bus stops and with close links to the M4 and A48. This lovely family home needs to be seen to be fully appreciated as to all on offer here. Call us for all the details and to secure your viewing.

## Accommodation

### Entrance

Original front door with stained glass window. Tiled floor. Under stairs storage cupboard with lights. Stairs to first floor. Access to the lounge, kitchen and reception two. Radiator.

### Lounge

12' 6" x 11' 2" ( 3.81m x 3.40m )

Upvc double glazed bay sash window to front. Original door. Parquet flooring. Feature fire place. Radiator

### Reception Room Two

13' 4" x 10' 5" ( 4.06m x 3.17m )

Parquet flooring. Feature fire and surround. Open to reception three/dining room. Radiator.

### Reception Room Three

13' 7" x 8' 7" ( 4.14m x 2.62m )

Upvc double glazed window to rear. Two velux windows. Access to the kitchen and utility room. Radiator

## 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.