



## Porlock Road, £280,000

- Three Bedrooms
- Lounge
- Dining Room
- Modern Kitchen and Bathroom
- Private Garden
- Outdoor Kitchen
- Bar
- Off Road Parking
- EPC Rating: Awaited



 3
  2
  2





## About the property

**\*\*TOP OF LLANRUMNEY!!\*\*** Move straight in to this well maintained three bedroom end-terraced home situated in a quiet street at the top of Llanrumney. This is an ideal opportunity to get your foot on the ladder. Call our Rumney team today for more information on 02920 792888!!

## Accommodation

### Lounge

11' x 14' 3" ( 3.35m x 4.34m )

### Dining Room

11' x 9' 1" ( 3.35m x 2.77m )

### Kitchen

20' 1" x 8' 2" ( 6.12m x 2.49m )

### W.C

5' 2" x 2' 5" ( 1.57m x 0.74m )

### Garden Bar





13' 7" x 10' 6" ( 4.14m x 3.20m )

**Bedroom 1**

12' 9" x 11' 1" ( 3.89m x 3.38m )

**Bedroom 2**

11' 5" x 11' ( 3.48m x 3.35m )

**Bedroom 3**

12' 8" x 6' 4" ( 3.86m x 1.93m )

**Bathroom**

9' x 8' 3" ( 2.74m x 2.51m )

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## Floorplan

## 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.

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