



Manorbier Crescent, offers over £210,000

- Three Bedrms
- Great Location
- Large Rear Garden
- Perfect First Time Buy
- Semi Detached
- Kitchen/Diner
- EPC Rating: Awaited



 3  1  2



About the property

Are you searching for the perfect family home?

Then look no further than this beautifully presented three-bedroom semi-detached house on Manorbier Crescent, Rumney. This charming property combines modern living with a welcoming, family-friendly atmosphere.

Step inside to find a spacious and bright lounge, ideal for relaxing or entertaining guests. The heart of the home is the large, open-plan kitchen and dining area, featuring generous workspace, modern fittings, and plenty of room for family meals or social gatherings.

Upstairs, the property boasts three well-proportioned bedrooms, offering comfortable accommodation for the whole family. A stylish family bathroom completes the upper floor, finished to a high standard.

Outside, you'll find well-maintained front and rear gardens, perfect for outdoor play, gardening, or enjoying a summer barbecue.



Accommodation

Lounge

13' 7" Max x 12' 10" Max (4.14m Max x 3.91m Max)

Dining Room

9' 11" Max x 9' 7" Max (3.02m Max x 2.92m Max)

Kitchen

10' 9" Max x 9' 1" Max (3.28m Max x 2.77m Max)

Bedroom One

13' 5" Max x 9' 6" Max (4.09m Max x 2.90m Max)

Bedroom Two

11' Max x 10' 5" Max (3.35m Max x 3.17m Max)

Bedroom Three

8' 11" Max x 7' 4" Max (2.72m Max x 2.24m Max)

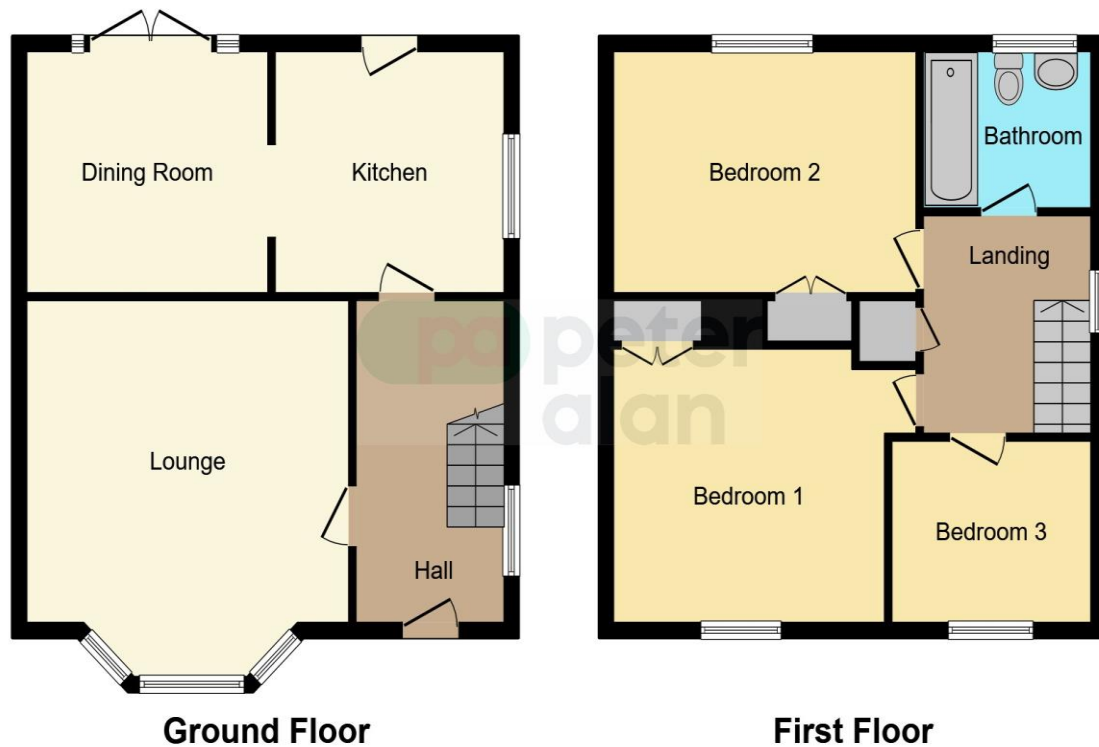
Bathroom

5' 11" Max x 5' 10" Max (1.80m Max x 1.78m Max)

02920 792888

rumney@peteralan.co.uk

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

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan