



# Selling with us

## Property Details Approval Form

223 Greenway Road,  
Rumney, CARDIFF, South  
Glamorgan, CF3 3PJ

**Date:** 15 December 2025

**Property Ref and Version:** RUM306075 - 0002

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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£260,000

Tenure: Freehold

## Key Features

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- Three Bedrooms
- Two Receptions
- Kitchen
- Large Garden
- Close To Amenities
- EPC Rating: D

## Short Description

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Located on Greenway Road and benefiting from three bedrooms is this semi detached house that is perfect for a first time buyer or growing family. Ideally located for local amenities including shops and schools.

## Long Description

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Take a look at this three bedroom semi detached house that is offered to market with spacious living throughout. Benefits from two reception rooms, large kitchen and garden and being on the main bus route to Cardiff City Centre this would make a perfect first time buy.

## Directions

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## Agent Note

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## Room Description

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### **Entrance**

### **Lounge**

14' 6" max x 12' 5" max ( 4.42m max x 3.78m max )

### **Dining Room**

17' 10" max x 10' 9" max ( 5.44m max x 3.28m max )

### **Downstairs Wc**

### **Kitchen**

18' 3" max x 5' 6" max ( 5.56m max x 1.68m max )

### **Bedroom One**

11' 11" max x 10' 11" max ( 3.63m max x 3.33m max )

### **Bedroom Two**

14' 9" max x 8' 7" max ( 4.50m max x 2.62m max )

### **Bedroom Three**

9' max x 7' 10" max ( 2.74m max x 2.39m max )

### **Bathroom**

### **Dining Room**

17' 10" max x 10' 9" max ( 5.44m max x 3.28m max )

### **Garden**

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## Property Images





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## Property Images

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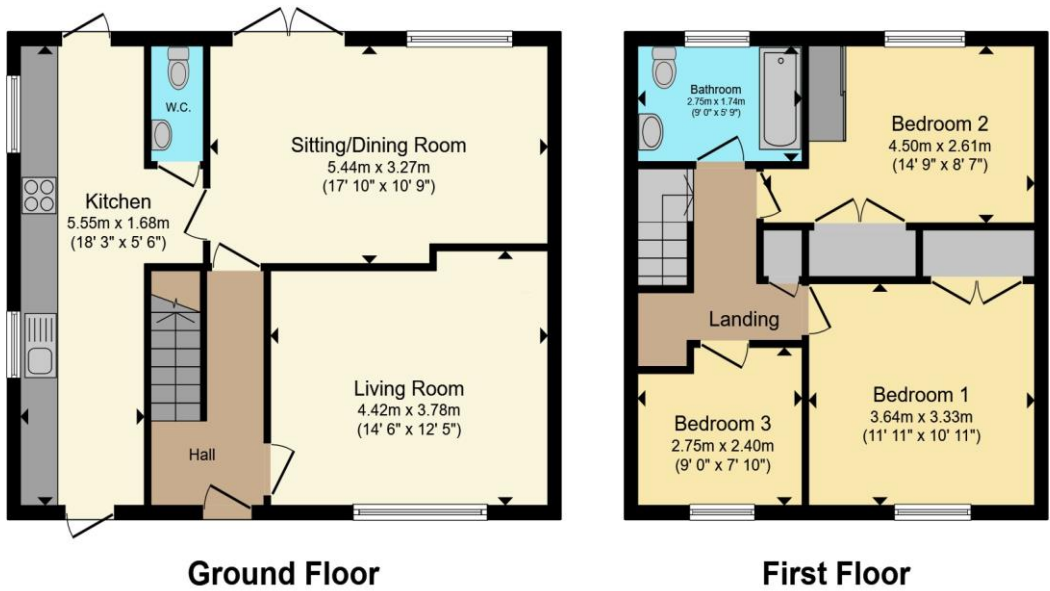


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## Floor Plan



Total floor area 102.5 m<sup>2</sup> (1,104 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## Approval

Signature

Date

Julie Jeffries		
Mr R.W. Thomas		