

Selling with us...

Property Details Approval Form

4 The Avenue, Rumney, Cardiff,
South Glamorgan, Wales, CF3
3EG

Date: 30 January 2020

Property Ref and Version: RUM302874 - 0001

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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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

offers in excess of £200,000

Tenure: Freehold

Key Features

- LARGE GARDEN TO REAR
- OFF ROAD PARKING
- KITCHEN/DINER
- CONSERVATORY
- THREE BEDROOMS
- EPC Rating: Awaiting

Short Description

RUMNEY LOCATIONCUL DE SAC***THREE BEDROOMS***LARGE REAR GARDEN***

Ideal family home in Rumney, tucked away in a cul de sac location with gated off road parking, large garden to rear and open plan kitchen/diner with a conservatory. Call now to view!

Long Description

RUMNEY LOCATIONCUL DE SAC***THREE BEDROOMS***LARGE REAR GARDEN***

Ideal family home in Rumney, tucked away in a cul de sac location with gated off road parking, large garden to rear and open plan kitchen/diner with a conservatory. The property comprises of porch, lounge with doors into the kitchen/diner, conservatory overlooking the garden. To the first floor are three bedrooms and bathroom. Outside is off road parking to the front with mature trees to the side and to the rear is an enclosed large rear garden. Call now to view!

Directions

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Room Description

Porch

Enter via upvc door, tiled flooring, door into lounge.

Lounge

16' 10" x 16' 1" (5.13m x 4.90m)

Upvc bay window to front, radiator, storage cupboard under the stairs, tiled floors, stairs to first floor, double doors to kitchen.

Kitchen

14' 10" x 9' 9" (4.52m x 2.97m)

A range of matching wall and base units, stainless steel sink with drainer, space for appliances. Cupboard housing gas combi boiler, upvc doors onto conservatory, radiator. Tiled flooring.

Conservatory

11' 11" x 10' 2" (3.63m x 3.10m)

Tiled flooring, upvc windows surround, upvc doors to rear garden.

Landing

Doors to all bedrooms and bathroom.

Bedroom One

16' 1" x 9' 11" (4.90m x 3.02m)

Upvc window to front, radiator, laminate flooring, storage area.

Bathroom

Low level wc, wash hand pedestal, fitted bath, tiled floors and walls. Radiator.

Bedroom Two

9' 11" x 7' 8" (3.02m x 2.34m)

Upvc window to rear, radiator, laminate flooring.

Bedroom Three

10' 5" x 6' 1" (3.17m x 1.85m)

Laminate flooring, radiator, upvc window to rear.

Outside

Front.. Gated entrance with paved driveway, mature trees to side.

Rear.. Enclosed rear garden with brick built storage area, patio area and large lawn area.

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Room Description

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Property Images



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Floor Plan

Approval

	Signature	Date
Charlotte Phillips		
Mr H. Hutchings		