



Hogg & Hogg
Estate Agents

3a Ty Fry Gardens
Rumney, Cardiff,
CF3 3NP

£239,950



Property Description

Stunning contemporary three bedroom home, just 2 years old and with 8 years remaining builders NHBC guarantee. Finished to a very high specification throughout there really is nothing that needs attention. Set in a fantastic position high up in Rumney affording amazing views over the Channel right over to Weston Super Mare. This lovely family homes benefits from a generously sized living and dining room with a separate modern white gloss kitchen and also a downstairs cloakroom. The living room opens out via French doors onto the private landscaped garden with a very useful summer house to the rear. To the first floor you will find the good size modern bathroom and the three bedrooms. Plenty of parking on the secure front gated driveway.

Excellent transport links to the A48 & M4 as well as the City centre. Close by is the popular Rumney Village with its many shops and amenities. Local schools nearby within walking distance. This property is also offered with No Onward Chain.

FRONT GARDEN

Spacious and secure front with block paved driveway large enough for at least two cars. Neat borders with slate chippings. Ornate wrought iron high gates. Fenced along three sides

ENTRANCE HALL

Entered via a contemporary hardwood front door into the hallway. Wood flooring which continues throughout the living areas downstairs. Access to kitchen, living room, cloakroom/utility and stairs to

first floor.

CLOAKROOM/UTILITY ROOM

Low level w.c. Vanity wash hand basin. Plumbed for washing machine. Wall mounted combination boiler. Window to the side.

KITCHEN

11' 5" x 7' 1" (3.48m x 2.16m)

Contemporary white gloss kitchen with a range of matching wall and floor units and integrated appliances. Space for fridge freezer and dishwasher with plumbing in place. Window overlooking the front aspect.

LIVINNG ROOM / DINER**17' 4" x 14' 6" (5.28m x 4.42m)**

Spacious and light living room with patio doors opening onto the landscaped garden and an additional window to the side allowing natural light to flood in. Wood laminate flooring. Storage cupboard. Two radiators.

LANDING

Newly carpeted stairs to the first floor with continuation of the same grey carpet on the landing and all bedrooms. Airing cupboards. Radiator. Loft access. Window to the side.

BEDROOM ONE**14' 3" x 7' 10" (4.34m x 2.39m)**

Spacious master bedroom with window to the front aspect. Radiator. Continuation of carpet.

BEDROOM TWO**14' 5" x 8' 5" (4.39m x 2.57m)**

Great size second bedroom with window to the rear affording the wonderful views over the Channel. Radiator. Carpet continuation.

BEDROOM THREE**10' 5" x 6' 4" (3.18m x 1.93m)**

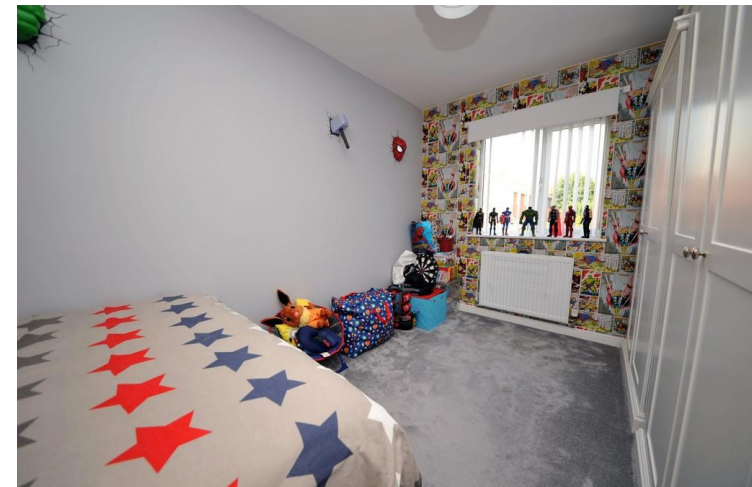
Good size third bedroom with window to the rear. Radiator. Continuation of grey carpet.

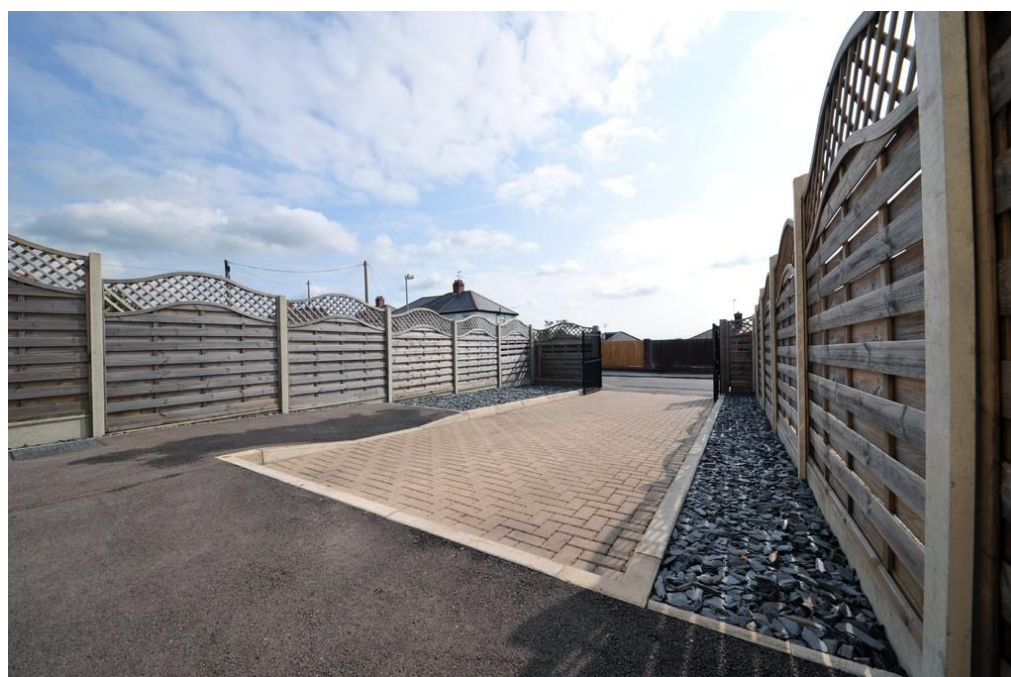
BATHROOM

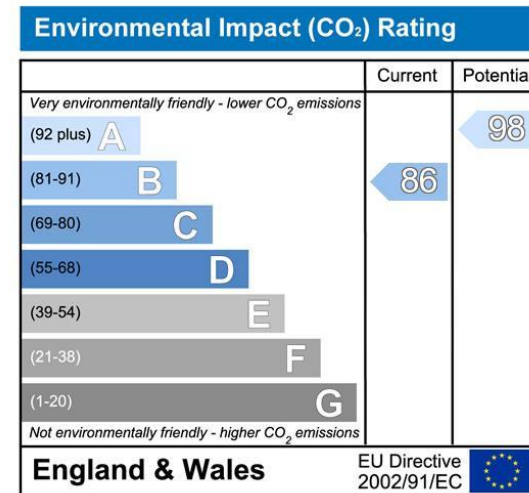
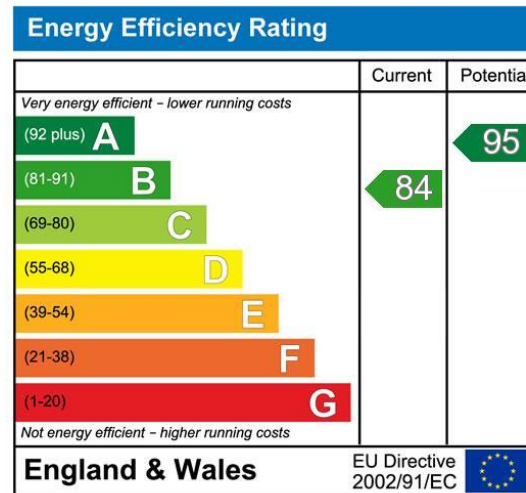
Contemporary bathroom suite comprising of panelled bath with mixer taps and mains shower over, close coupled w.c, pedestal wash hand basin. Tiled splashback areas. Linoleum flooring. Radiator.

REAR GARDEN

Attractive enclosed and private rear garden with patio area, leading to artificial grass area and lovely summer house beyond with power and lighting. Side access via gate.







COUNCIL TAX BAND

Tax band D

TENURE

Freehold

SCHOOL CATCHMENT AREA

Rumney Primary School (year 2018-19)

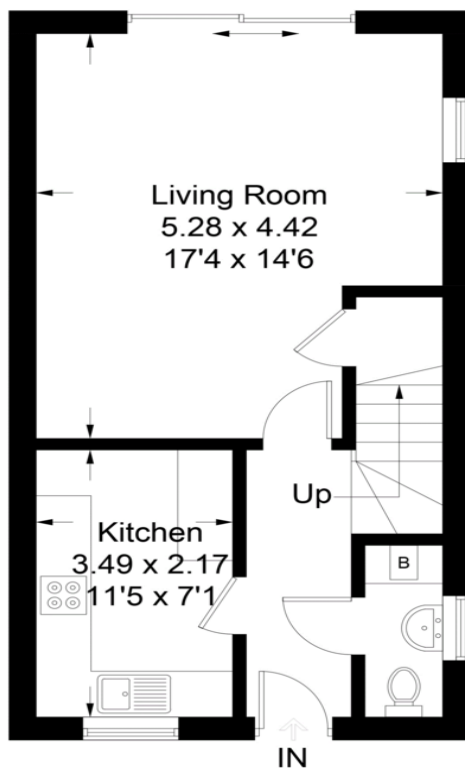
Eastern High School (year 2019-20)

Ysgol Bro Eirwg (year 2019-20)

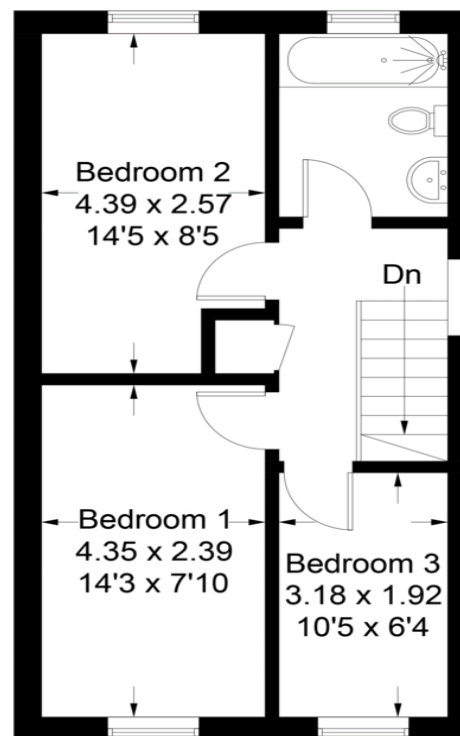
Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)

Ty Fry Gardens

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID471587)

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