

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GLAN RHYMNI
SPLOTT




GLAN RHYMNI

SPLOTT, CF24 2TW - £400,000

*** OFFERS OVER £400,000 *** Jeffrey Ross are pleased to bring to the market this detached four bedroom family home. The property comprises of entrance hall, lounge, dining room, kitchen, conservatory, converted garage, utility room and W.C, to the ground floor and to the first floor there are four bedrooms one with en-suite and a family bathroom. Outside there is an enclosed rear garden and to the front there is a drive with space for 4/5 cars.

See JR VR Tour

https://youriguide.com/17_glan_rhymni_rumney_crf_gb

 4 bedroom(s)  2 bathroom(s)  1195.00 sq ft

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

3.40m x 4.67m (11'2 x 15'4)

DINING ROOM

3.05m x 3.02m (10' x 9'11)

CONSERVATORY

3.66m x 4.83m (12' x 15'10)

KITCHEN

4.22m x 4.01m (13'10 x 13'2)

CONVERTED GARAGE

2.49m x 5.05m (8'2 x 16'7)

UTILITY ROOM

GROUND FLOOR W.C

1.65m x 0.94m (5'5 x 3'1)

LANDING

BEDROOM ONE

4.01m x 3.96m (13'2 x 13')

EN-SUITE

2.41m x 0.99m (7'11 x 3'3)

BEDROOM TWO

3.35m x 4.06m (11' x 13'4)

BEDROOM THREE

2.95m x 2.84m (9'8 x 9'4)

BEDROOM FOUR

2.41m x 2.92m (7'11 x 9'7)

FAMILY BATHROOM

1.88m x 1.73m (6'2 x 5'8)

GARDEN

DRIVE


TENURE

Freehold - This is to be confirmed with your legal representative.

COUNCIL TAX

Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Glan Rhymni, Rumney, CRF

Main Building: Total Interior Area 1280.26 sq ft



Ground Floor



1st Floor

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.