

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HATHERLEIGH ROAD
RUMNEY



ENTRANCE HALL
2.24m x 3.00m (7'4 x 9'10)

LOUNGE / CINEMA ROOM
3.33m x 3.33m (10'11 x 10'11)

OPEN PLAN KITCHEN / DINER
5.51m x 5.61m (18'1 x 18'5)

GROUND FLOOR W.C
0.81m x 1.35m (2'8 x 4'5)

LANDING

BEDROOM ONE
3.38m x 3.33m (11'1 x 10'11)

BEDROOM TWO
3.35m x 3.07m (11'x 10'1)

BEDROOM THREE
2.46m x 2.97m (8'1 x 9'9)

BATHROOM
3.05m x 2.01m (10' x 6'7)

ANNEX / BEDROOM FOUR
4.37m x 3.02m (14'4 x 9'11)

EN-SUITE
2.59m x 1.09m (8'6 x 3'7)

UTILITY / STORAGE

GARDEN

TENURE
Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX
Band E




ADDITIONAL INFORMATION
This property has been extensively modernised / refurbished throughout including -
Annex with en-suite
Utility Room
Roof - 2023
Gas Central Heating with new radiators - 6 years ago with new gas certificate
Re Rendered - 2023
Resin Driveway - 2023
Full rewire - approx 4 years ago
Underfloor heating





HATHERLEIGH ROAD

RUMNEY, CF3 4AS - £380,000

 4 Bedroom(s)  3 Bathroom(s)  904.00 sq ft

**** Offers Over £380,000 **** Jeffrey Ross are pleased to bring to the market this immaculate fully renovated contemporary family home offered for sale in Rumney.

This stunning property has undergone an extensive renovation and offers fantastic accommodation including entrance hall, lounge / cinema room, modern open plan kitchen / diner with bi-fold doors onto rear garden, ground floor w.c, landing, three bedrooms and family bathroom. Outside there is a resin drive with off road parking for 5 cars and an enclosed landscape garden as well as an independent detached Annex with bedroom and en-suite, utility room and storage. Additional works have been carried out within recent years including new roof, full re-wire, full gas central heating system, re rendered, and underfloor heating, fully alarmed.

See below JR VR Tour

https://youriguide.com/33_hatherleigh_rd_rumney_crf



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Hatherleigh Road, Rumney, Cardiff

Hatherleigh Rd, Rumney, CRF

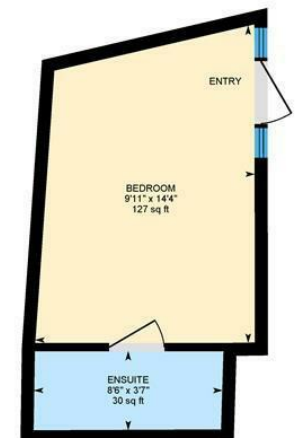
Main Building: Total Interior Area 1171.74 sq ft



Ground Floor



1st Floor



Outbuilding



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.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |