

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

RIDGEWAY ROAD  
RUMNEY







#### HALL

#### LOUNGE

6.70m x 3.58m (21'11" x 11'8")

#### KITCHEN

3.35m x 3.25m (10'11" x 10'7")

#### WC

#### LANDING

#### BEDROOM 1

3.66m x 3.20m (12'0" x 10'5")

#### BEDROOM 2

3.66m x 3.43m (12'0" x 11'3")

#### BEDROOM 3

3.28m x 2.50m (10'9" x 8'2")

#### BATHROOM

#### GARDEN

#### GARAGE & DRIVE

#### TENURE

Freehold : To be confirmed by your legal advisor

#### COUNCIL TAX

Band E

#### SCHOOL CATCHMENT

Bryn Hafod Primary School (year 2024-25)

Eastern High School (year 2024-25)

Ysgol Bro Eirwg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)







## RIDGEWAY ROAD

RUMNEY, CF3 4AD - £350,000



3 Bedroom(s)



2 Bathroom(s)



1066.00 sq ft

### NEW TO MARKET

A very well presented 3 bedroom semi detached on the popular Ridgeway Road in Rumney. This spacious property benefits from a through lounge diner, modern kitchen, WC and great size entrance hall with feature stairs leading to the first floor. Upstairs there are three generous sized bedrooms and bathroom. Outside there is a sizeable garden both front and back, as well as a driveway and garage, which could be converted \*subject to planning. Please contact us to arrange your viewing.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager







Ridgeway Road, Rumney, Cardiff



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