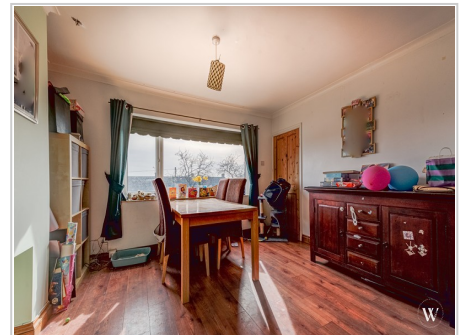


Caer Castell Place  
Rumney  
Cardiff  
CF3

£200,000



- Three Bedroom Mid Terraced House
- Off Road Parking Via Driveway
- Open Living/Dining Room
- Kitchen + Utility Room
- Sizeable Bedrooms
- Close To Local Amenities
- NO ONWARD CHAIN!
- EPC Rating: C
- Council Tax Band: C



**Ref: PRA11975**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

This delightful three-bedroom mid-terraced property is positioned in an elevated setting, offering attractive views from the front and is located in the highly sought-after area of Rumney. This home is offered with no onward chain. Upon entering, you'll find a spacious living/dining room, perfect for both relaxation and entertaining. The separate kitchen and utility rooms provide excellent storage and workspace, ensuring practical living. The first floor features three sizeable bedrooms, each offering ample space for family living. The large family bathroom is also located on this level, offering a functional layout for all to enjoy. Outside, the rear garden is enclosed for privacy and offers a tiered lawn, providing a lovely outdoor space for children to play or for relaxing on sunny days.

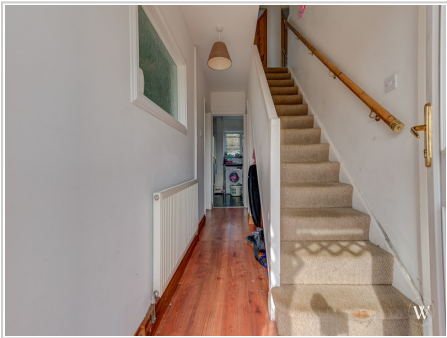
Its proximity to local amenities, bus routes to and from the city centre, and nearby M4 link roads make it an excellent choice for anyone looking to be well-connected. BOOK YOUR VIEWING TODAY!!!

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## Accommodation

### Front

Off road parking via driveway, steps leading up to tiered paved patio area with fence to surround.



### Entrance Hall

Enter via PVC front door, laminate flooring, radiator, painted walls and ceiling, glazed panel into kitchen, doors into ground floor rooms, carpeted staircase to first floor.



### Kitchen

PVC window to front aspect, range of wall and base units with work surface, stainless steel sink unit with mixer tap, standalone cooker, tiled walls and flooring, panelled ceiling.



### Utility Room

PVC window and door to rear aspect, vinyl flooring, work surface with spaces for washing machine, tumble dryer and fridge/freezer, painted walls and ceiling.





## Living/Dining Room

PVC windows to front and rear aspect, 2x radiator, laminate flooring, painted walls and ceiling with coving.

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## Landing

Carpeted flooring, painted walls and ceiling, doors to all first floor rooms.

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## Bedroom 1

PVC window to front aspect, radiator, carpeted flooring, feature papered wall and remainder painted, ceiling painted with coving, storage cupboard.

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## Bedroom 2

PVC window to rear aspect, carpeted flooring, painted walls and ceiling with coving, radiator.

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## Bedroom 3

PVC window to front aspect, radiator, carpeted flooring, feature papered wall and remainder painted, painted ceiling.

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## Bathroom

Two PVC windows with obscure glass, fully tiled bathroom, pedestal wash hand basin with hot and cold tap, close couple WC, bath with hot and cold taps, mains fed shower above.

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## Rear Garden

Patio area with steps up to tiered lawn, brick boundaries, blossom tree.

## Services

Mains electricity, mains water, mains gas, mains drainage

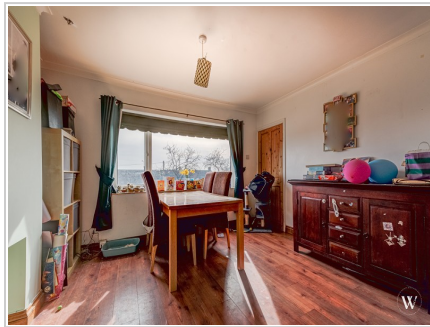
EPC Rating:76

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

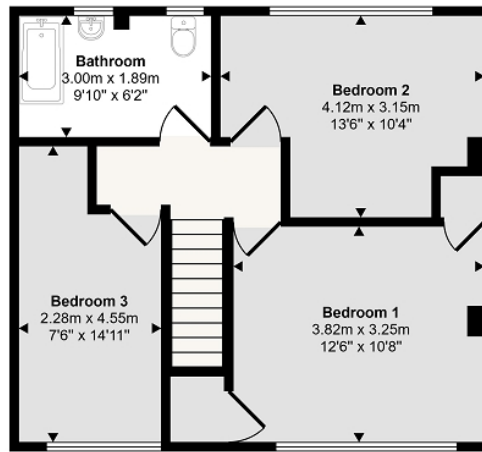




Approx Gross Internal Area  
96 sq m / 1030 sq ft





Ground Floor  
Approx 48 sq m / 513 sq ft



First Floor  
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>		87	(81-91) <b>B</b>		
(69-80) <b>C</b>	76		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.