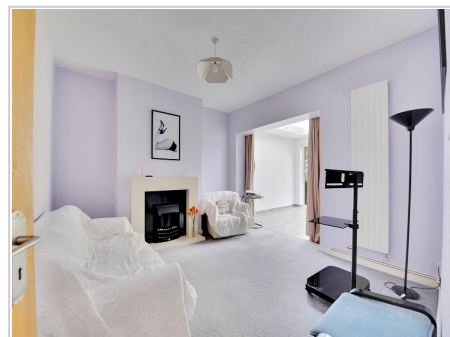


**The Grove
Rumney
Cardiff
CF3**

£300,000



- Impressively Sized Corner Plot
- Large Detached Garage
- Three Bedrooms & Three Bathrooms
- Two Reception Rooms Plus Orangery
- Kitchen
- Off Road Parking For Ample Vehicles
- Close To Local Amenities
- EPC Rating: D
- Council Tax Band: E



Ref: PRA11994

Viewing Instructions: Strictly By Appointment Only

General Description

Located within easy reach of Rumney Village and offering excellent access to Cardiff city centre and the M4, this well-proportioned three-bedroom, three-bathroom home provides generous living space with classic features and plenty of potential.

Set on an impressively sized corner plot, the property features a large driveway with ample off-road parking, leading to a detached garage with an up-and-over door. Mature shrubs and trees line the approach, with access to the front entrance via a couple of steps.

Inside, the layout is ideal for family living. The ground floor offers a bright dining room, a spacious living room with a decorative fireplace, and an adjoining orangery with skylight and sliding glass doors that open to the rear garden. A separate kitchen is fitted with neutral units, worktops, and appliance spaces, along with direct garden access.

Upstairs, the main bedroom stands out for its size and dual-aspect dormer windows, along with a fitted wardrobe and en suite shower room. Bedroom two also benefits from its own en suite, complete with a full bathroom suite including a whirlpool bath. Bedroom three is a comfortable double, and a separate large shower room serves the rest of the floor.

The rear garden is lined with mature planting, and the generous outdoor space provides excellent scope for further development, subject to the appropriate planning permissions.

Accommodation



Front

Paved floor, mature shrubs and tree. Two steps lead to front door. Access to driveway and garage to the side.

Driveway & Garage

Large multi car driveway and double garage featuring a remote electrical operation door.



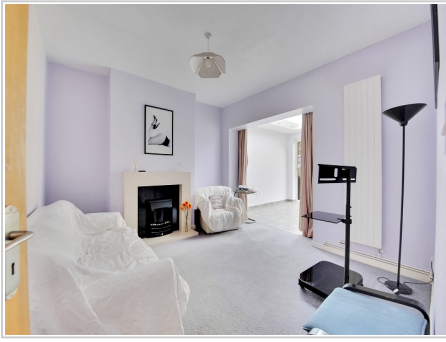
Entrance Hall

Wooden door. PVC window, carpeted floor. Access to ground floor rooms and under stair storage cupboard.



Dining Room

PVC window with front aspect. Painted walls and ceiling. Carpeted floor. Decorative fireplace. Radiator.



Living Room

Textured walls and ceiling with pendant light. Carpeted floor. Fireplace with decorative surround. Radiator. Opening to orangery area.

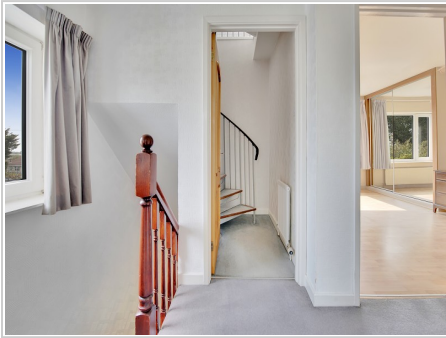
Orangery Conservatory

Sliding doors leading to rear garden, skylight with spotlight surround. Tiled floor. Radiator.



Kitchen

PVC windows with rear aspect. Radiator. Carpeted floor, papered walls and painted ceiling with strip light to diner area. Kitchen has vinyl flooring, tiled splash back, painted walls and ceiling with spotlights. Boiler. Sink, plumbing for washing machine, space for under counted fridge, electric hob and oven. Neutral wall and base units with complimenting work tops. Wooden door leading to rear garden.



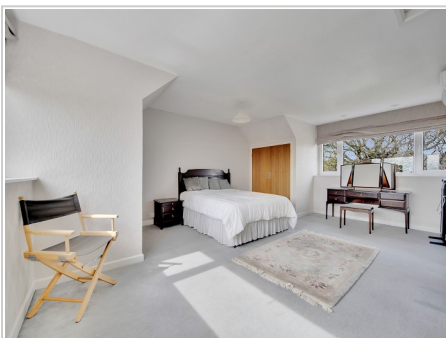
Landing

Carpeted stairs with wooden balustrade leading to first floor landing. PVC window with side aspect. Textured walls and ceiling with spotlights. Access to all bedrooms.



Shower Room

PVC window with obscured glass, tiled walls and painted spotlights. Vinyl floor. Chrome heated towel rail. Shower cubicle with electric shower. Vanity sink unit with mounted WC and chrome finishing's. Shaver-supply unit.



Bedroom 1

Enter on first floor landing through wooden door leading to spiral staircase with metal balustrade. PVC dormer window's with dual aspect. Carpeted floor. Textured walls, painted ceiling with spotlights. Radiator. Fitted wardrobe space. Separate door leading to en-suite. Air-conditioning unit.



En-suite shower room

Comprises painted walls and ceiling with ceiling light. Pedestal sink, close couple WC, shower cubicle with mains supplied shower. Shaver point.



Bedroom 2

PVC window's with front aspect. Laminate floor. Textured walls, painted ceiling with pendant light. Radiator. Fitted wardrobe with mirrored sliding doors. Separate door leading to en-suite.



En Suite

Comprises painted walls and ceiling with ceiling and spot lights. Radiator. Vanity sink unit with mounted WC and chrome finishing's. Whirlpool bath with hand held shower attachment, tiled splash back surround.



Bedroom 3

PVC window's with rear aspect. Carpeted floor. Painted walls, textured ceiling with pendant light. Radiator. Fitted wardrobe housing water tank.



Rear Garden

Trees and mature shrubs throughout.

Services

Mains electricity, mains water, mains gas, mains drainage

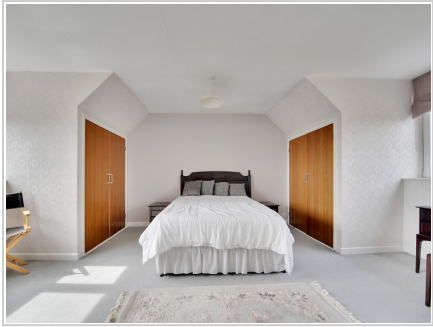
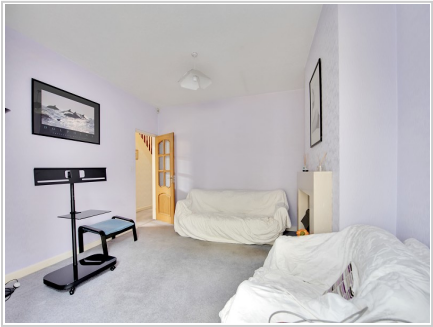
EPC Rating:55

Tenure

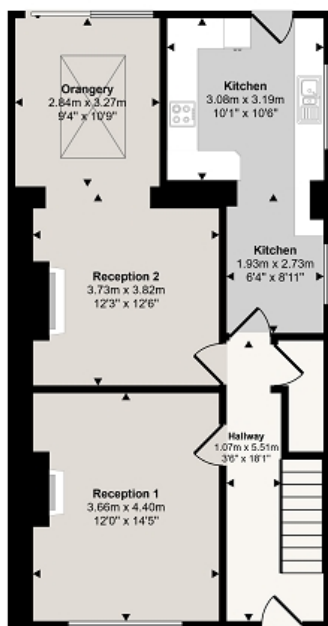
We are informed that the tenure is Freehold

Council Tax

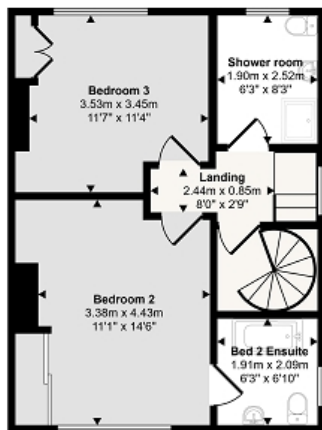
Band E



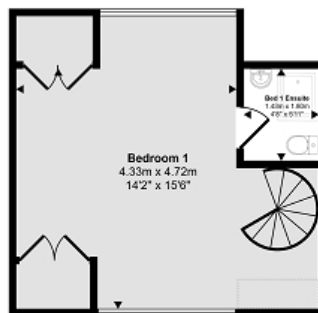
Approx Gross Internal Area
151 sq m / 1627 sq ft



Ground Floor
Approx 72 sq m / 774 sq ft



First Floor
Approx 47 sq m / 504 sq ft



Second Floor
Approx 33 sq m / 350 sq ft

Denotes head height below 1.5m

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales 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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.