

Clovelly Crescent
Llanrumney
Cardiff
CF3

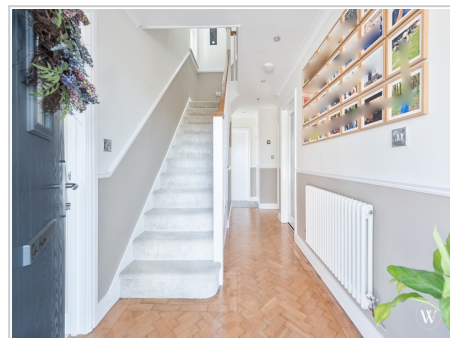
£350,000



- Three Bedrooms + Three Bathrooms!
- Semi Detached Family Home
- Off Road Parking Via Driveway
- Two Reception Rooms
- Open Plan Kitchen/Living/Diner
- Main Bedroom With Walk-In-Wardrobe and En Suite
- Enclosed Rear Garden
- Stylish Decor
- EPC Rating: TBC
- Council Tax Band: D

Ref: PRA11998

Viewing Instructions: Strictly By Appointment Only



General Description

This spacious and well-presented home on Clovelly Crescent is ideal for family living. With three double bedrooms, three bathrooms and an additional ground floor WC, it offers both comfort and practicality.

At the heart of the home is an open plan kitchen, dining and living area that's perfect for everyday life and entertaining. It includes modern finishes, integrated appliances, a wine fridge, Velux windows and stylish lighting throughout.

To the front, a cosy cinema room offers a great space to unwind in the evenings, while a separate snug or study adds flexibility for working from home or relaxing.

Upstairs, all three bedrooms have fitted wardrobes. The main bedroom includes a walk-in wardrobe and a sleek en-suite with a waterfall shower. A second bedroom also features an en-suite, while the third is served by a modern family bathroom. We have been advised by the current owner that planning permission has been granted for a loft conversion with plans drawn up, adding to the appeal.

Outside, the landscaped rear garden includes a decked seating area with pergola, outdoor worktops and storage, plus a garden room with WC that's ideal as a home office, gym or guest space.

The property also benefits from a utility room, ample built-in storage and side access with a bike and bin store. It's close to local amenities, schools, bus routes to Cardiff city centre and has easy access to the M4.

Viewings are highly recommended.

Accommodation



Front

Pebble dashed painted walls with fences above, paving slabs with decorative circular paving. Chipping's to corner with mature shrubs. Access to side gate leading to bin/bike store. Enter property through composite door.



Entrance Hall

Enter through composite door,parquet flooring, radiator, painted walls with decorative dado rail and painted ceiling. Access to all downstairs rooms, storage cupboard and under stairs storage. Rear area has laminate floor. PVC door leading to bile/bin store.



Reception Room

Enter through glass panelled door, carpet, painted walls and ceiling with spotlights. Build in cupboards and media wall. PVC bay window with front aspect.



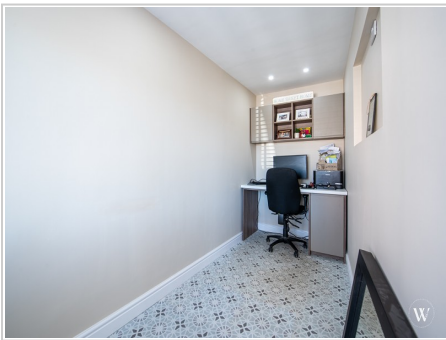
Second Reception Room

Enter through glass panelled door, parquet flooring, painted walls and ceiling with spotlights and pendant light. Space for log burner with mantelpiece. Leading to kitchen/diner area.



Kitchen/Diner

Tiled floor, painted walls with abstract panelled feature wall. Splash back tiles, PVC french doors and window with rear aspect. Integrated sound system, wine fridge and dishwasher. Velux window, spotlights and pendant lights. Sink. Matching wall and floor cabinets with marble effect worktops. Range cooker with extractor fan and integrated microwave.



Study/Snug Room

Enter through glass panelled door. Feature tile flooring, painted walls and ceiling with spotlights. PVC window with front aspect and radiator.



Utility Room & WC

Enter through wooden door, obscured PVC window with side aspect. Painted and tiled walls. Built in utility area with space for two washing machines. Close couple WC, feature sink bowl with gold mixture tap. Medicine cupboard and golden coloured fixtures.



Landing

Carpeted stairs and landing, access to all upstairs rooms. Painted walls and ceiling. Loft access to boarded loft. PVC window with side aspect.



Bedroom 1

Wooden effect laminate flooring, half tiled/painted walls and ceiling. Spotlights with pendants. PVC windows with rear aspect with fitted wardrobe.



Walk-In-Wardrobe

Dressing rooms area with two fitted wardrobes and airing cupboard. Door leading to ensuite bathroom.



En Suite

Bath with waterfall overhead shower with handheld shower head. Towel rail, close couple toilet, stand alone vanity sink with mixer tap.



Bedroom 2

Enter through wooden door, laminate floor, painted floor and ceiling with spotlights. Fitted wardrobes. PVC window with aspect to front. Radiator. Access to ensuite via wooden door, close couple WC, vanity sink with chrome mixer tap, shower cubicle with electric shower. Towel rail.



En-suite shower room



Bedroom 3

Enter through wooden door, laminate floor, painted floor and ceiling with pendant and spotlights. Fitted wardrobes. PVC window with aspect to front. Radiator.



Bathroom

PVC window to side aspect, tiled floor and walls. Close couple WC, vanity sink with chrome mixer tap, bath with over head mains fed shower. Chrome heated towel rail.



Rear Garden

Raised concrete beds with mature shrubs and chipping's. Brick and fenced walls. Tiled floor. Decked area with pergola, access to side of property storage/bin area. Raised area to rear of the garden paved. Work tops, under counter storage, tiled roof area. Access to garden cabin and storage to side.

Garden room

Enter through PVC door, painted walls and ceiling with spotlights. Laminate and carpet tiled floor, electric sockets, counter top with space for under counter fridge. Storage cupboard. Close couple WC and wall mounted sink, painted with tile splash back surround.

Services

Mains electricity, mains water, mains gas, mains drainage

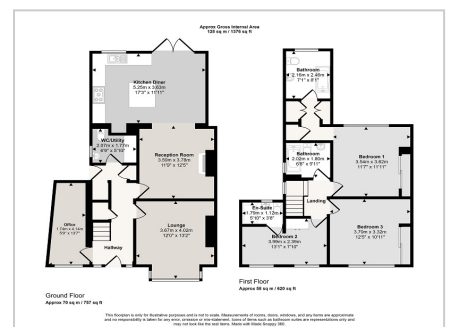
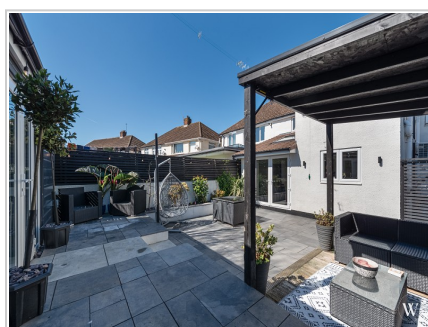
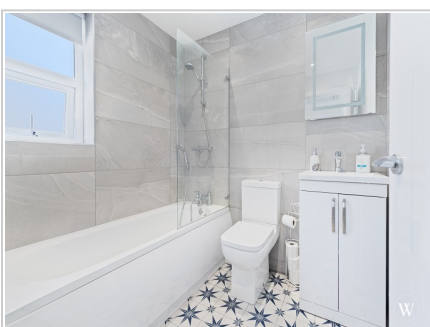
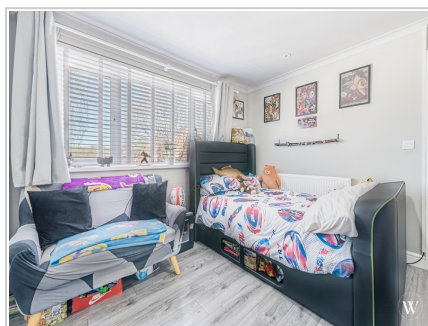
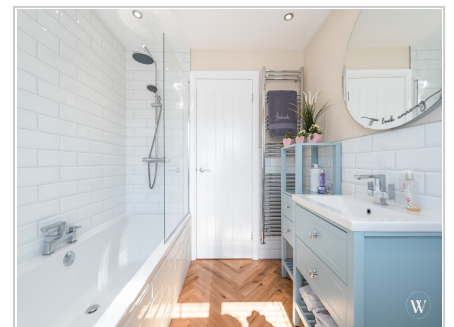
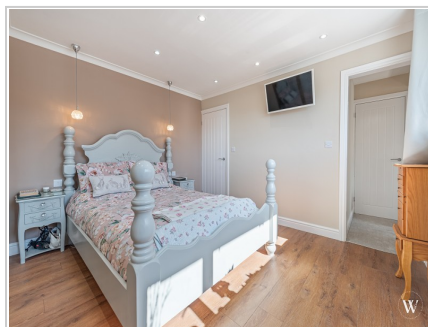
EPC Rating:73

Tenure

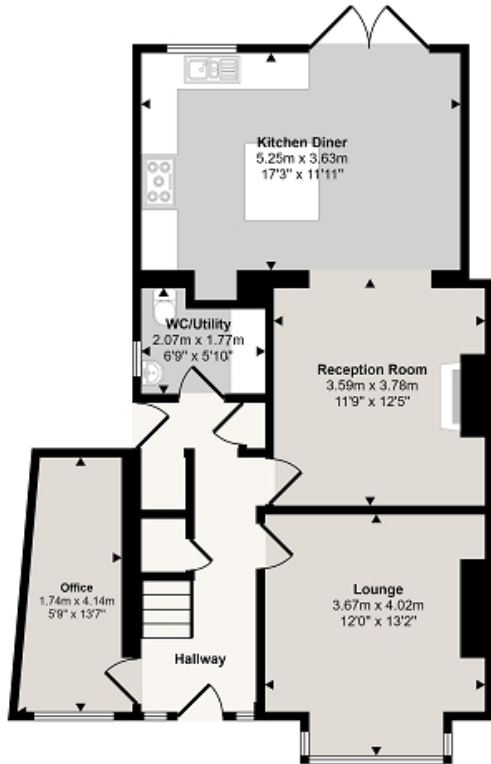
We are informed that the tenure is Freehold

Council Tax

Band D



Approx Gross Internal Area
128 sq m / 1376 sq ft



Ground Floor
Approx 70 sq m / 757 sq ft



First Floor
Approx 58 sq m / 620 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(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.