

Church Road
Rumney
Cardiff
CF3

£335,000-345,000



- ****GUIDE PRICE- £335,000-£345,000****
- Three Bedroom Semi Detached Property
- Two Reception Rooms
- Feature Bay Windows
- Large Rear Garden
- Great Location, Close to Local Amenities
- Easy Access to M4 Link Roads



Ref: PRA12059

Viewing Instructions: Strictly By Appointment Only

General Description

Welcome to this beautifully presented three-bedroom semi-detached family home located in the popular area of Rumney. With a blend of modern updates and charming original features, this property is ready for its next chapter.

Step inside to find a recently renovated kitchen, thoughtfully designed with contemporary units and stylish finishes, perfect for both everyday family life and entertaining. The kitchen seamlessly combines practicality and flair, making it a true heart of the home.

The two reception rooms offer versatile living space, with the front room featuring a beautiful bay window that fills the room with natural light. An original fireplace adds a touch of character and warmth, creating a cosy space to relax in the evenings.

Upstairs, you'll find three bedrooms and a family bathroom, all offering comfortable accommodation ideal for growing families.

Outside, the property boasts off-road parking, a real bonus in this sought-after area, along with a large rear garden, ideal for relaxing or hosting family and friends.

Situated in the heart of Rumney, you're within easy reach of local shops, parks, and well-regarded schools. With excellent transport links to Cardiff City Centre and easy access to the A48/M4, this location offers both convenience and community.

Don't miss your chance to view this lovely home!

Accommodation

Front

Block paved driveway space for ample cars, side access to rear garden.

Entrance hall

Entered via pvc front door, picture rails with painted and papered walls, painted ceiling, original Minton tiles, radiator, staircase leading to first floor.

Reception room

Bay fronted window to front aspect, picture rails with painted walls, painted ceiling, original coving, original parquet flooring, feature fireplace with original tiles, radiator.

Second Reception Room

French doors leading out to rear garden with two windows, picture rails with painted walls, painted ceiling, fireplace with log burner, original parquet flooring, radiator.

Ground Floor WC

Clos couple WC, vanity wash hand basin with mixer tap, painted walls and ceiling, tiled flooring, window to side aspect.

Kitchen

Kitchen fitted with range of wall, base and larder units, Belfast sink set upon complimenting work surfaces, integrated oven with gas hob fitted, extractor fan set above, space for washing machine and fridge freezer, tiled splash backs, painted walls and ceiling, recessed spot lights, window and door to rear aspect, window to side aspect, tiled flooring, vertical feature radiator.

Landing

Original feature staircase, glazed window to side aspect, original panelling running up along staircase, exposed floorboards, picture rails, textured walls and ceiling, loft access.

Bathroom

P shape bath with mixer tap, wall mounted shower set above, vanity unit housing wash hand basin with mixer tap and WC, range of tiled and painted walls, with painted ceiling, window to side aspect, heated towel rail.

Bedroom 1

Bay fronted window to rear aspect, original fireplace, wardrobe built into cove, painted and papered walls, painted ceiling

with recessed spotlights, carpet flooring, radiator.

Bedroom 2

Bay fronted window to front aspect, original fireplace, painted and papered walls, painted ceiling, exposed floorboards, radiator.

Bedroom 3

Window to front aspect, painted and papered walls, textured ceiling, exposed floor boards, radiator.

Garden

Enclosed rear garden with patio area with remainder laid to lawn, side access to front aspect.

Services

EPC Rating:63

Tenure

We are informed that the tenure is freehold.

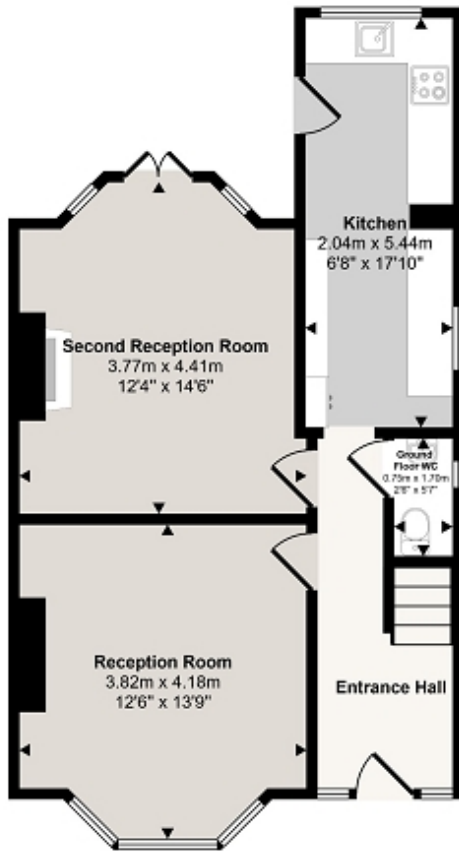
Council Tax

Band

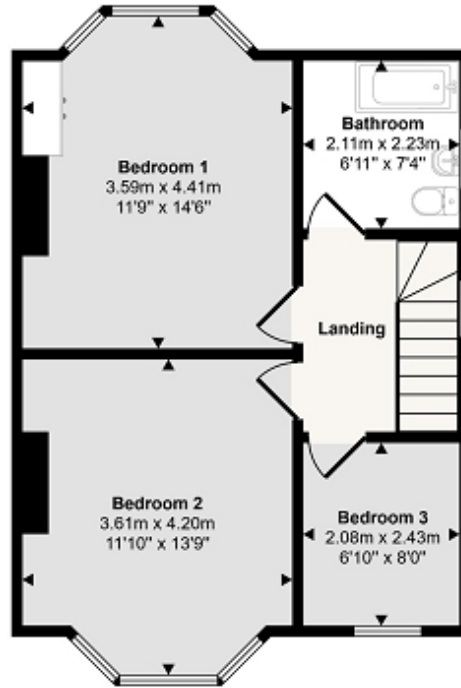




Approx Gross Internal Area
98 sq m / 1056 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 46 sq m / 499 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		81
(69-80) C		
(55-68) D	63	
(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.