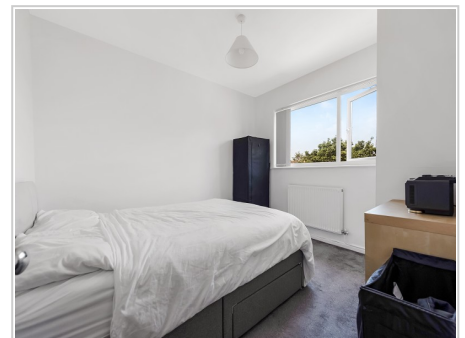


New Road
Rumney
Cardiff
CF3

£130,000



- Three Bedroom Top Floor Flat
- Sought After Location of Rumney
- Close To Local Amenities
- Ideal For A First Time Buyer/Investor
- Sizeable Rooms
- Sought After Location of Rumney
- Ideal For A First Time Buyer/Investor
- Garage



Ref: PRA12060

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled within the popular Rumney area, this charming three-bedroom house presents an exceptional opportunity for both first-time buyers embarking on their homeownership journey and savvy investors seeking to expand their portfolio.

Upon entering, you are greeted by a welcoming living room, providing a comfortable and versatile space for relaxation and entertaining. This central hub of the home is thoughtfully designed to accommodate various furniture layouts, making it easy to personalise to your taste. Adjacent to the living room, the well-appointed kitchen offers a practical and efficient space for culinary pursuits.

The property boasts three generously proportioned bedrooms, offering ample space for a growing family, guests, or the flexibility to create a dedicated home office or hobby room. Each bedroom provides a peaceful retreat, promising comfort and privacy. Complementing the bedrooms is a single, well-maintained bathroom, equipped with essential facilities to cater to the household's needs.

One of the most compelling aspects of this property is its prime location in Rumney. Residents will benefit from excellent proximity to a wide array of local amenities, including shops, supermarkets, and eateries, ensuring daily conveniences are always within easy reach. The area is also well-served by public transport links, providing straightforward access to Cardiff city centre and surrounding areas, making it an ideal choice for commuters. Families will appreciate the presence of nearby schools, while local parks and green spaces offer opportunities for outdoor recreation and leisure activities.

Accommodation

Entrance hallway

Painted walls and ceiling, carpet flooring, radiator, doors leading into all rooms.

Living room

Window to front aspect, painted walls and ceiling, carpet flooring, radiator.

Bedroom 1

Window to front aspect, painted walls and ceiling, carpet flooring, radiator

Bedroom 2

Window to rear aspect, painted walls and ceiling, carpet flooring, radiator, storage cupboard housing combi boiler.

Bedroom 3

Window to side aspect, painted walls and ceiling, carpet flooring, radiator

Kitchen

Range of wall and base units, stainless steel sink with mixer tap set upon complimenting work surfaces, space for cooker, extractor fan and white goods, painted walls with tiled splash backs, painted ceiling, coving, recessed spotlights, tiled flooring, window to rear aspect.

Showroom

Walk in shower cubicle with mains operated wall mounted shower, close couple WC, vanity wash hand basin with mixer tap, tiled flooring, tiled walls, glazed window to rear aspect, painted ceiling, heated towel rail

Services

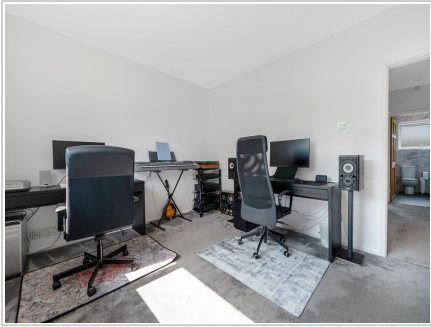
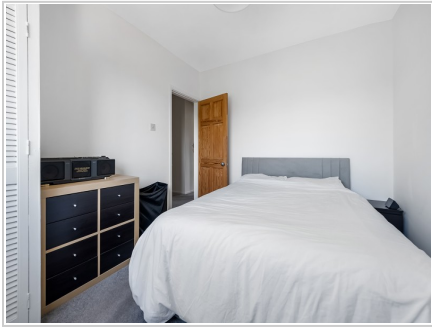
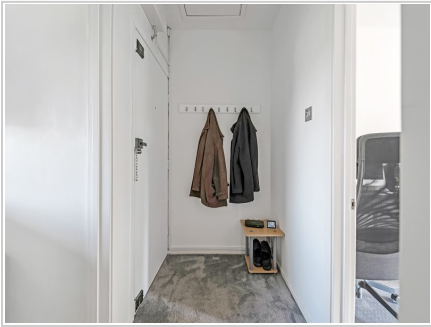
EPC Rating:72

Tenure


We are informed that the tenure is leasehold.

Council Tax


Band C



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	72	76
(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.