



4 BEDROOMS

**1 BATH + WC +
EN-SUITE**

**OFF
ROAD PARKING**

**ENCLOSED
GARDEN**

**2 RECEPTION
ROOMS**

1617 SQFT

OIEO £485,000

Situated on the desirable William Nichols Drive private estate, this 4-bedroom detached home features two reception rooms, a modern kitchen with breakfast bar, conservatory, and enclosed garden with field views. The main bedroom includes an en-suite, offering comfort for families or professionals.



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ENTRANCE HALL

Step inside to a bright hallway with laminate flooring, painted walls, and a convenient under-stairs storage cupboard. A downstairs WC is located next to the entrance for added practicality.



DOWNSTAIRS WC

Comprising a toilet and sink basin with tiled splashback, painted walls, laminate flooring, and a window to the front aspect.



KITCHEN

A well-equipped kitchen with tiled flooring and a modern radiator. Fitted with a comprehensive range of top and bottom cupboards, integrated fridge freezer, hob, oven, and dishwasher. A breakfast bar with storage makes for casual dining. Two windows overlook the rear garden, and a door provides direct access outside.



LIVING ROOM

The spacious living room features a front aspect window, a fireplace, carpeted flooring, coving, and painted walls and ceiling.



LOUNGE

A lovely window facing the front aspect, with beautifully painted walls and ceiling complemented by elegant laminate flooring and a cosy radiator.



DINING ROOM

This living room seamlessly flows into the dining area, with patio doors opening onto the conservatory, creating an ideal layout for entertaining.



CONSERVATORY

Conservatory with glass roof, french doors into rear garden, radiator, and tiled flooring.

LANDING

The carpeted landing, includes loft access with stairs, fully boarded and has electric. A storage cupboard, and painted walls and ceiling.



BEDROOM 1

A generously sized double with carpet flooring, built-in wardrobes, textured ceiling, and a window to the front aspect.



EN SUITE

Includes a bath with overhead shower, sink basin, WC, half-tiled walls, shaving port, and a front aspect window.



BEDROOM 2

A comfortable double with carpet flooring, painted walls, textured ceiling, and a window overlooking the rear aspect.



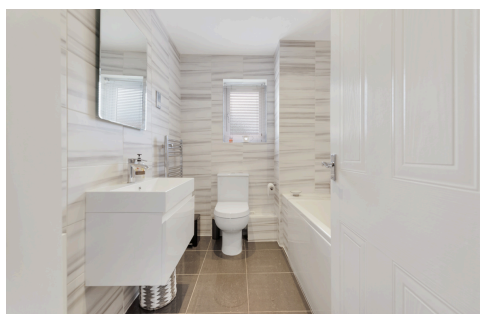
BEDROOM 3

Featuring laminate flooring, built-in wardrobe, one wallpapered feature wall with three painted, textured ceiling, and a front aspect window.



BEDROOM 4

With laminate flooring, built-in wardrobe, painted walls, and a window to the rear aspect.



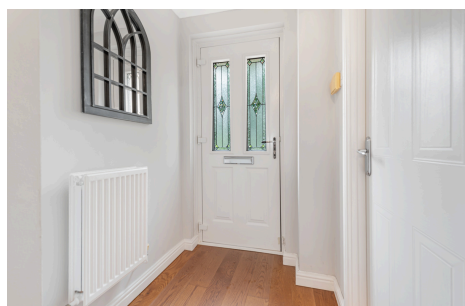
FAMILY BATHROOM

Finished with tiled flooring and fully tiled walls. Includes a bath with overhead shower and glass screen, vanity unit, WC, and ceiling spotlights.



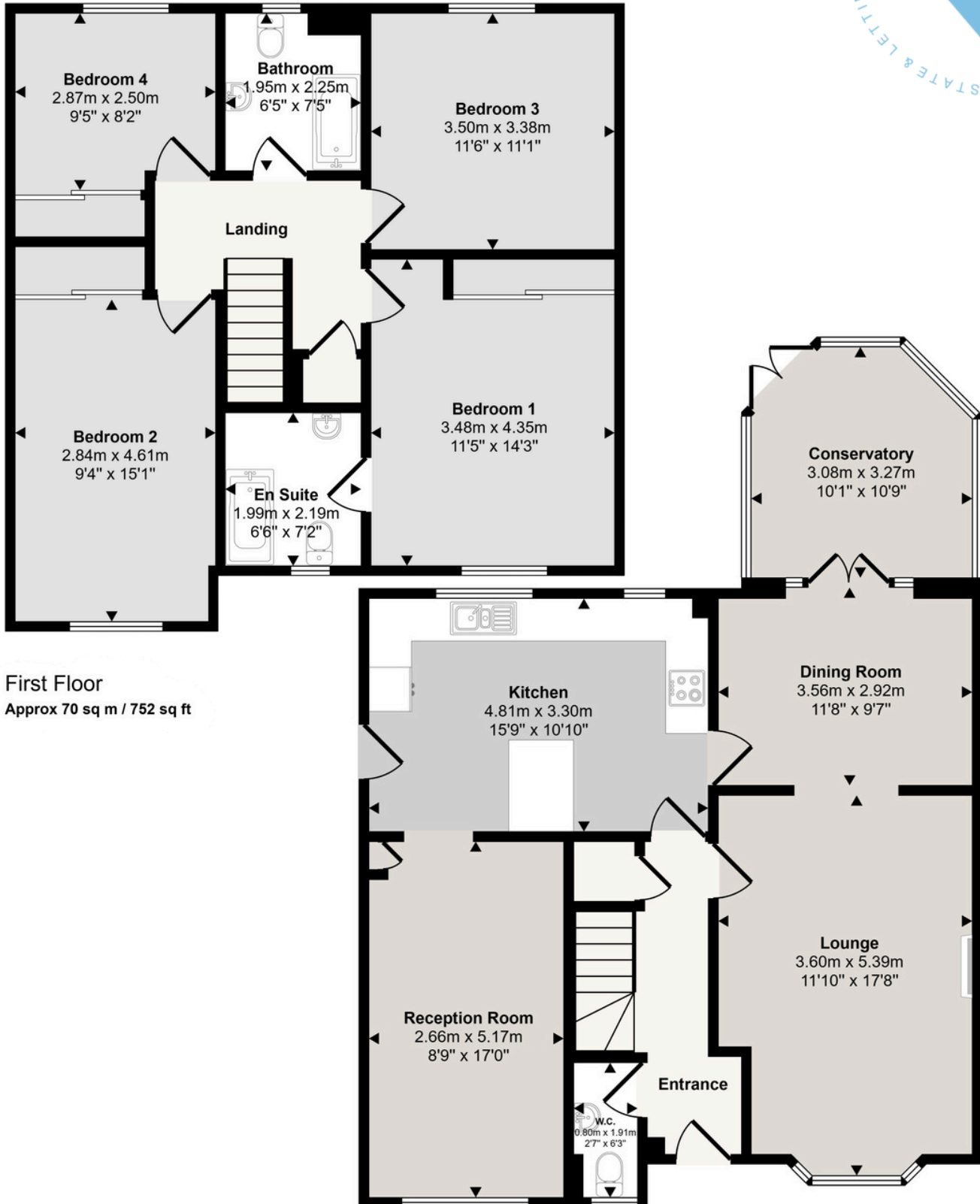
GARDEN

Rear garden enclosed with feather edge fenced boundaries, patio area, remainder laid to lawn, decorative chippings and a decked area to the rear, two external sockets. Shed with own fuseboard.





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.



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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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