



3 BEDROOMS

1 BATHROOM +
WC

OFF
ROAD PARKING

ENCLOSED
GARDEN

2 RECEPTION
ROOMS

1144 SQFT

Priced at **£310,000**

This charming three-bedroom semi-detached house presents an excellent opportunity for growing families, or those seeking a well-located home in the heart of Rumney. The property comprises two reception rooms: a living room and an open-plan kitchen/dining area.



ENTRANCE HALL



Upon entering through the front door, you're welcomed into a charming hallway featuring original black and white tiled flooring that adds character and period charm with painted walls and ceiling. From here, you can access the living room, the kitchen/diner, and a convenient W/C, under the stairs. The staircase, carpeted for comfort and warmth, leads to the upper floor.

WC



This compact yet functional cloakroom close couple W/C features fully tiled flooring and walls for easy maintenance and a clean finish. The toilet features a panelled ceiling.

LIVING ROOM



The living room has a bay window looking on to the front aspect of the property. Painted walls and ceiling, an original fireplace, and parquet flooring.

LIVING AREA



Open plan kitchen/living/dining area, laminate flooring throughout, painted walls and ceiling, recessed spotlights and feature chimney breast.

KITCHEN



This bright and spacious open-plan living and dining area has a window and patio doors to the rear aspect, providing plenty of natural light and direct garden access. The space features laminate flooring, painted walls and ceiling, three Velux windows, and ceiling spotlights for a modern, airy feel. The kitchen includes a central island with storage, built-in cupboards, Integrated dishwasher, space for a wine fridge, extractor fan, and designated spaces for an oven and fridge/freezer.



UTILITY AREA

The utility room features painted walls and ceiling, tiled flooring for practicality, and built-in cupboards providing useful storage space.



LANDING

Carpet flooring, PVC window to side aspect with painted walls and ceiling.



BEDROOM 1

This bedroom features laminate flooring, a window to the rear aspect, painted walls and ceiling with one wallpapered feature wall, and a wall mounted radiator.



BEDROOM 2

This bedroom features painted walls and ceiling, laminate flooring, loft accessing the boarded loft, a front-facing window, and built-in wardrobes. The fully boarded loft, features two skylights and the roof has been expanded with potential for a loft conversion.



BEDROOM 3

This bedroom includes a window to the front aspect, painted walls and ceiling, laminate flooring, built-in cupboards, and a radiator.



BATHROOM

The family bathroom features a window to the rear aspect, laminate flooring, and a painted ceiling with spotlights. There is a bathtub with a wall mounted shower and glass shower panel, with tiled walls behind the bath and painted walls elsewhere. A window to the side aspect provides additional light. The bathroom also includes a combined toilet and hand basin unit with built-in storage.

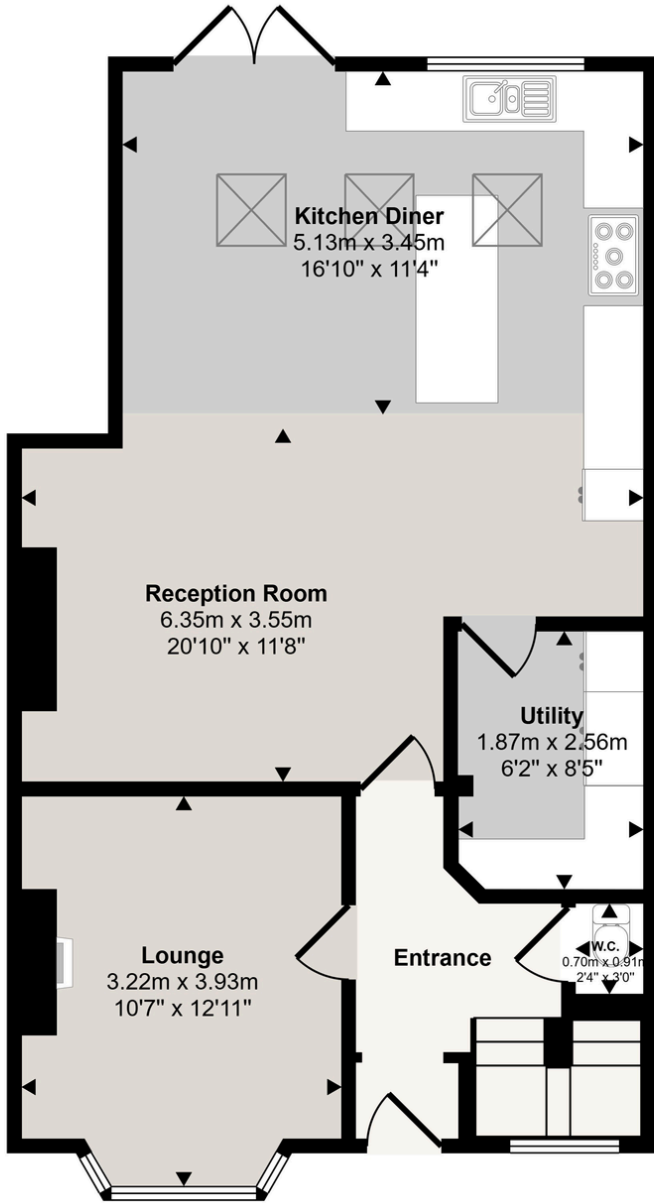


GARDEN

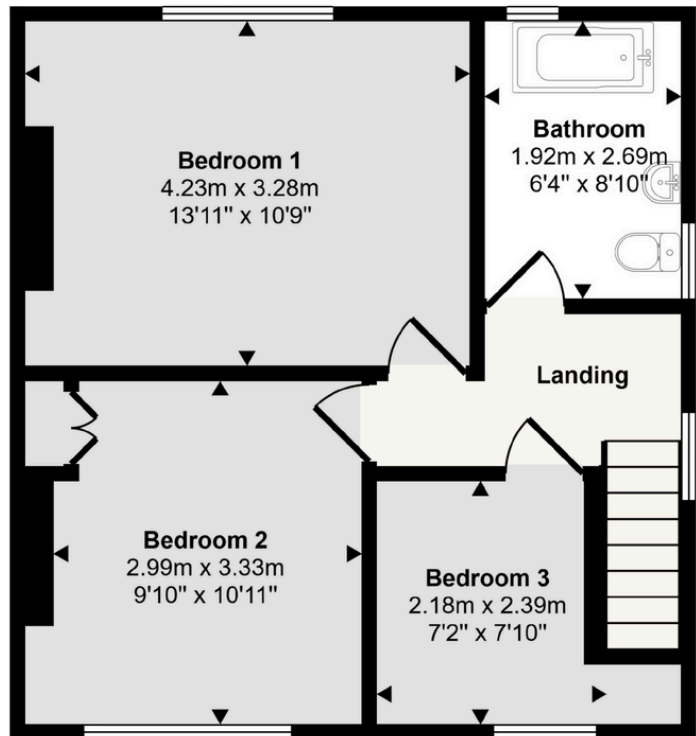
The private garden includes a decking and paved area, accessed through patio doors, leading onto a grassed lawn, all enclosed by fencing for added privacy.



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.



Ground Floor
Approx 63 sq m / 682 sq ft



First Floor
Approx 43 sq m / 461 sq ft

Want to be the first to know about new properties?



02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Want to be the first to know about new properties?



02920 797919
 808 Newport Road,
 Rumney, CF3 4FH
info@williamsonco.co.uk