



ENCLOSED
GARDENS

1 BATH + WC

SEMI-DETACHED

3 BEDROOMS

OFF ROAD
PARKING

TWO RECEPTION
ROOMS

GUIDE PRICE: £340,000 - £350,000

Well-presented 3-bedroom semi-detached home in the popular CF14 area.

Features two reception rooms, downstairs WC and family shower room. Ideal for families or first-time buyers, close to local amenities, transport links and falls within the catchment area for Whitchurch High School.



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



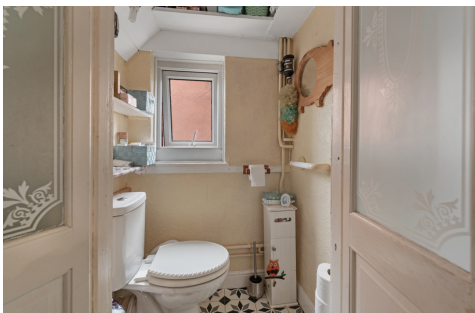
PORCH

The porch is accessed via the front door and features textured walls and ceiling, original parquet flooring and two front-facing windows.



HALLWAY

Moving into the hallway, which has textured walls and ceiling, carpeted flooring, a side stained glass window, and a wall-mounted radiator.



WC

The under-stairs WC includes a panelled ceiling, textured walls, tiled flooring, a side-facing window, and a close couple WC.



KITCHEN

The kitchen features tiled flooring and a galley-style layout with fitted cupboards. It includes a side-facing window, boiler, integrated extractor fan, oven, and hob, with space for a washing machine, fridge, freezer, and tumble dryer. Textured walls and ceiling, along with a tiled splashback.



CONSERVATORY

The kitchen flows into the conservatory, which continues the same tiled flooring and has patio doors leading out to the garden.



RECEPTION ROOM

Reception Room 1 features a front-facing window, textured ceiling, papered walls, coving and carpeted flooring.



SECOND RECEPTION ROOM / DINING ROOM

Reception Room two serves as a spacious living/dining area with painted walls, a textured ceiling, and a feature fire place with an inset fire. The room has carpeted flooring with a step up into the dining area and patio doors leading into the conservatory. Finished with coving and picture rails, the space blends comfort and character.



LANDING

The landing benefits from carpeted flooring, papered walls, a textured ceiling, and a stained glass window overlooking the side aspect of the property.



BEDROOM 1

Bedroom 1 includes built-in wardrobes with sliding doors, textured walls and ceiling, coving and carpeted flooring. A front-facing window brings in natural light.



BEDROOM 2

Bedroom 2 features a window to the rear aspect with a radiator beneath, along with carpeted flooring, textured walls and ceiling, coving, and access to the loft.



BEDROOM 3

Bedroom 3 offers painted walls and ceiling, coving, carpeted flooring, and a rear-facing window with a radiator underneath.



SHOWER ROOM

The shower room includes tiled walls, a painted ceiling, vinyl flooring, a side-facing window, and a fitted worktop set upon a vanity sink unit.



GARDEN

Low maintenance rear garden, enclosed with fenced and brick built boundaries. Paved patio area with decorative stones and decked area to the rear. Remainder laid to lawn. French doors provide access to a brick built storage shed, gated access to driveway.



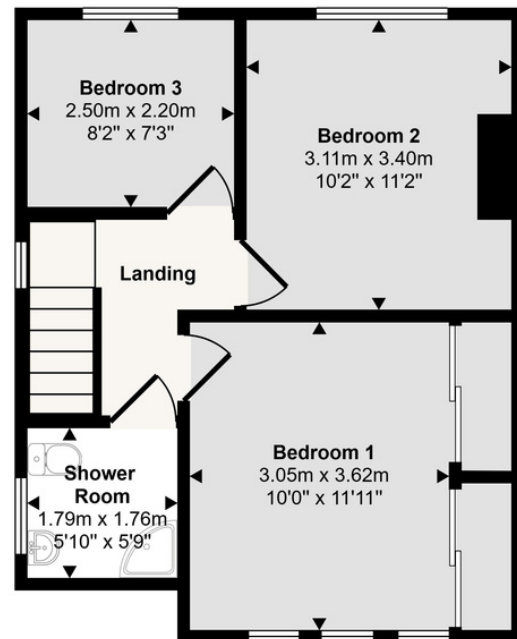
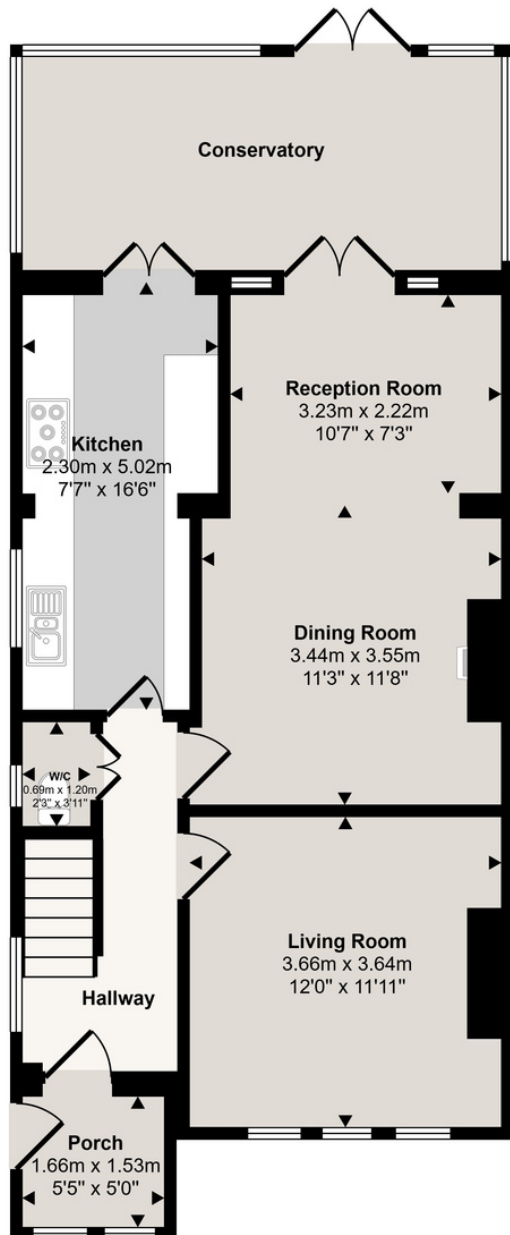


Energy Performance Rating

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		

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.

Approx Gross Internal Area
112 sq m / 1209 sq ft



Ground Floor
Approx 72 sq m / 779 sq ft

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