



2 BEDROOMS

SHOWER ROOM

CLOSE TO
AMENITIES

COMMUNAL
ROOMS & GARDEN

FIRST FLOOR FLAT

NO ONWARD
CHAIN

Priced at **£105,000**

This two bedroom first floor flat presents an excellent option for those over the age of 55 looking to downsize whilst being close to local shops, bus routes and other amenities.



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



ENTRANCE HALL

Enter via front door, carpet flooring, textured walls, textured ceiling, radiator, doors leading to all rooms and store room.



RECEPTION ROOM

Textured walls and ceiling, carpet flooring, radiator, bay fronted window, door leading into kitchen.



KITCHEN

Window to front aspect, painted walls, textured ceiling, vinyl flooring, range of wall and base units, stainless steel sink set within complementing work surfaces, tiled splash backs, space for white goods, two large storage cupboards/pantries.



BEDROOM 1

Textured walls and ceiling, carpet flooring, radiator, window to front aspect.



BEDROOM 2

Textured walls and ceiling, carpet flooring, radiator, window to front aspect.



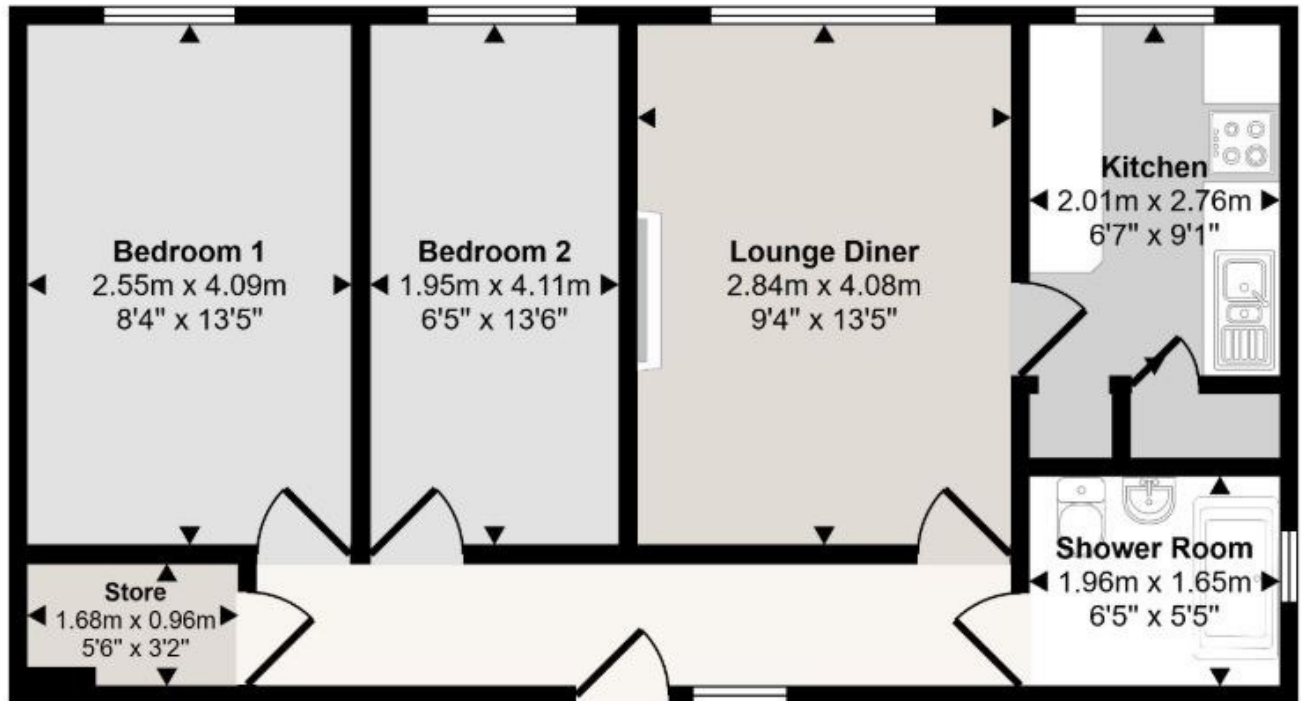
SHOWER ROOM

Walk in shower cubicle with wall mounted electric shower, pedestal wash hand basin, close couple WC, fully panelled walls, heated towel rail, vinyl flooring, painted ceiling.



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
51 sq m / 550 sq ft



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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