



2 BEDROOMS

SHOWER ROOM

GARAGE +  
DRIVEWAY

SPACIOUS  
GARDEN

NO ONWARD  
CHAIN

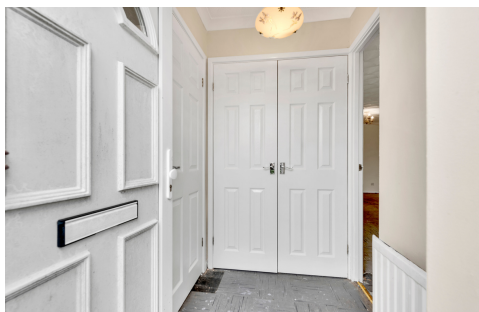
723 SQFT

Priced at **£245,000**

Discover this delightful two-bedroom semi-detached bungalow in Maes-Y-Crochan, Cardiff, offering comfortable living and a fantastic opportunity to create your dream home.



02920 797919  
808 Newport Road,  
Rumney, CF3 4FH  
[info@williamsonco.co.uk](mailto:info@williamsonco.co.uk)



### ENTRANCE HALL

The entrance hall presents painted walls and a textured ceiling, complemented by a useful storage cupboard, door into utility room and door leading into living room. Flooring is required, offering scope for personal finishing.



### UTILITY / WC

With a window to the front aspect, this area currently includes tiled flooring, tiled walls, and a textured ceiling. The space offers potential for use as a utility room or W.C.



### LIVING ROOM

A bright and spacious room with painted walls, feature papered wall, and a textured ceiling. A front-facing window allows plenty of natural light, with flooring required to complete the room to personal preference.



### KITCHEN

Fitted with a range of wall and base units, complimentary work surface, stainless steel sink, electric hob and oven, spaces for both a washing machine and tumble dryer. Tiled flooring, painted ceiling and papered walls, tiled splashback. Boiler is located here. A side-facing window and PVC door provide access to the driveway.



### **SHOWER ROOM**

The shower room features vinyl flooring and a window to the side aspect. It includes an accessible shower with grab rail, half-tiled walls, and a textured ceiling.



### **BEDROOM 1**

A double bedroom benefiting from fitted wardrobes and direct access to the conservatory. The room features painted walls, a textured ceiling, and requires flooring to complete the finish.



### **BEDROOM 2**

The room features painted walls, a textured ceiling, and a built-in wardrobe. The room includes laminate flooring and a window overlooking the rear aspect.



### **CONSERVATORY**

The conservatory features floor-to-ceiling windows and patio doors opening onto the garden, with flooring required to complete and personalise this bright, versatile living space.



### **GARDEN**

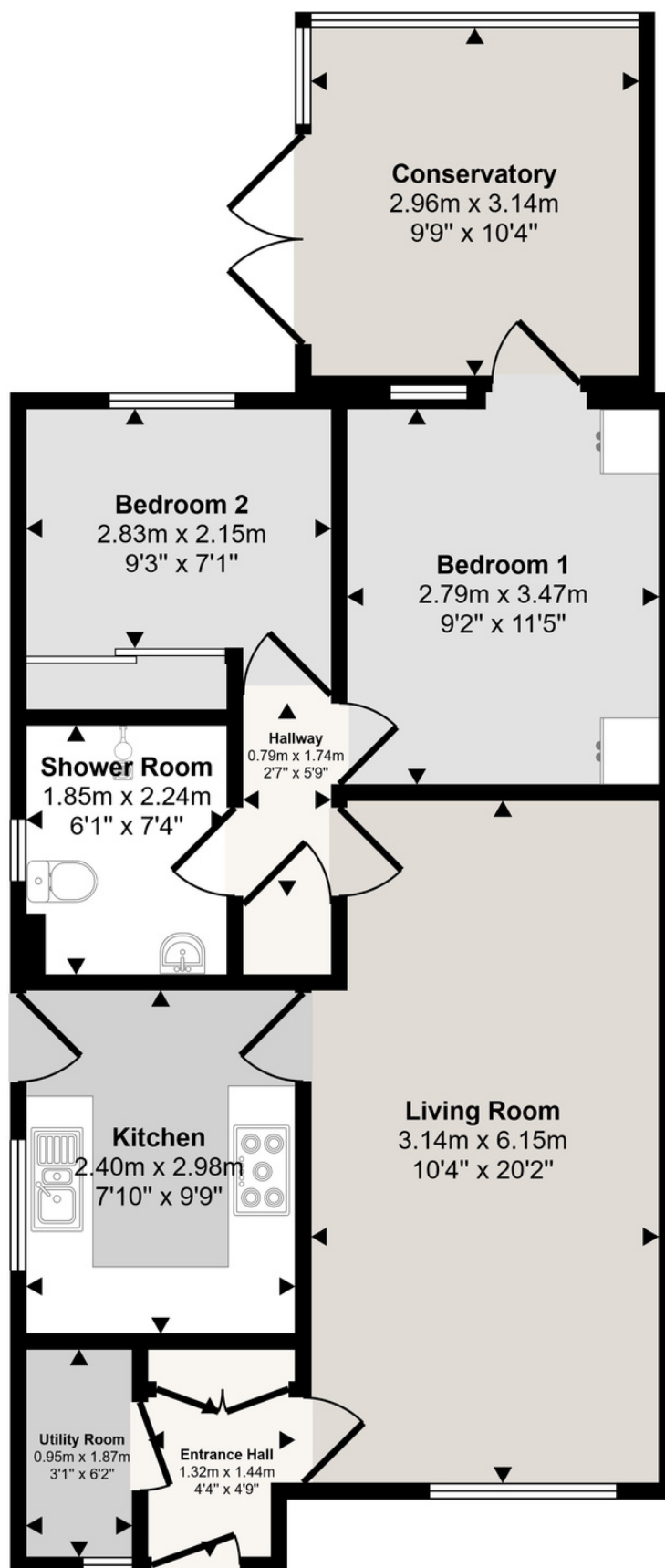
The garden comprises a patio area with railing, a neatly kept lawn, and direct access to the conservatory, creating an ideal outdoor space for relaxation or entertaining.



DETACHED GARAGE



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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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