



2 BEDROOMS

1 BATH + WC

DRIVEWAY +
GARAGE

FRONT + REAR
GARDEN

2 RECEPTION
ROOMS

TBC SQFT

Priced at £255,000

Nestled in the heart of Rumney, this beautifully presented two-bedroom semi-detached home offers the perfect blend of comfort, style, and convenience. Immaculately maintained throughout, this move-in ready property is ideal for those looking to downsize without compromising on space.



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ENTRANCE HALL

Entered via pvc door, carpet flooring, painted walls and ceiling with coving, dado rail, radiator, glazed stain glass window to side aspect.



GROUND FLOOR WC

Tiled flooring continued from kitchen, close couple WC, vanity wash hand basin with mixer tap and tiled splash back, painted walls and ceiling, heated towel rail, glazed window to side aspect.



KITCHEN

Range of wall and base units, stainless steel sink with mixer tap set upon wood effect work surfaces, integrated oven with separate grill set within tower unit, fitted gas hob with extractor fan set above, integrated fridge freezer, space for washing machine, painted walls and ceiling with recessed spot lights, tiled flooring, window to rear aspect, stain glass window to side aspect, radiator, patio doors leading out to rear garden.



DINING ROOM

Painted walls and ceiling with coving, carpet flooring, radiator, access to under stairs storage cupboard.



LIVING ROOM

Two windows to front aspect, painted walls and ceiling with coving, carpet flooring, feature fireplace with electric fire, radiator.

LANDING

Carpet flooring, window to rear aspect, painted walls and ceiling, loft access, doors leading to all rooms



BEDROOM 1

Two windows to front aspect, carpet flooring, painted walls with feature papered wall, painted ceiling with coving, radiator space for large wardrobes.



BEDROOM 2

Window to rear aspect, carpet flooring, papered walls, textured ceiling, radiator.



SHOWER ROOM

Walk in shower cubicle with wall mounted mains operated shower, panelled walls to surround, wall mounted wash vanity hand basin with mixer tap, close couple WC, heated towel rail, tiled flooring, painted walls and ceiling with coving, glazed window to side aspect.



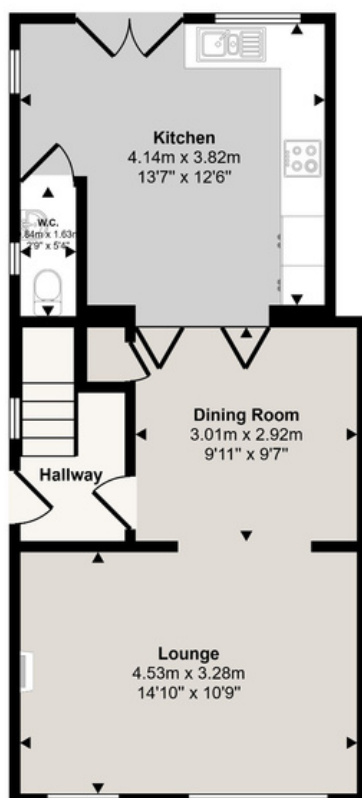
REAR GARDEN

Enclosed rear garden with paved patio area with cast iron decorative fence to surround, step down to artificial grass area with low level brick boarder with ever green shrubs, further patio area, access to garage which is used as utility room, side access to front of property.

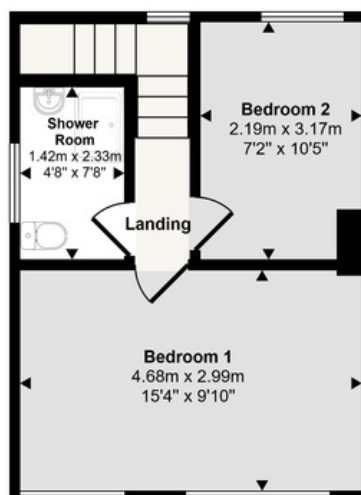


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft



First Floor
Approx 30 sq m / 318 sq ft

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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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