



2 BEDROOMS

SHOWER ROOM

OVER 55'S

COMMUNAL ROOM
& GARDEN

GROUND FLOOR

NO ONWARD
CHAIN

Priced at **£110,000**

This two bedroom ground 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
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Rumney, CF3 4FH
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ENTRANCE HALL

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



RECEPTION ROOM

Papered walls and textured ceiling, carpet flooring, radiator, pvc door to front aspect, door leading into kitchen.



KITCHEN

Pvc indow to front aspect, papered walls with splash back, textured ceiling, vinyl flooring, range of wall and base units with a complementary work surface, stainless steel sink with hot and cold taps, space for white goods, stainless hob with four burners, two large storage cupboards/pantries.



BEDROOM 1

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



BEDROOM 2

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



SHOWER ROOM

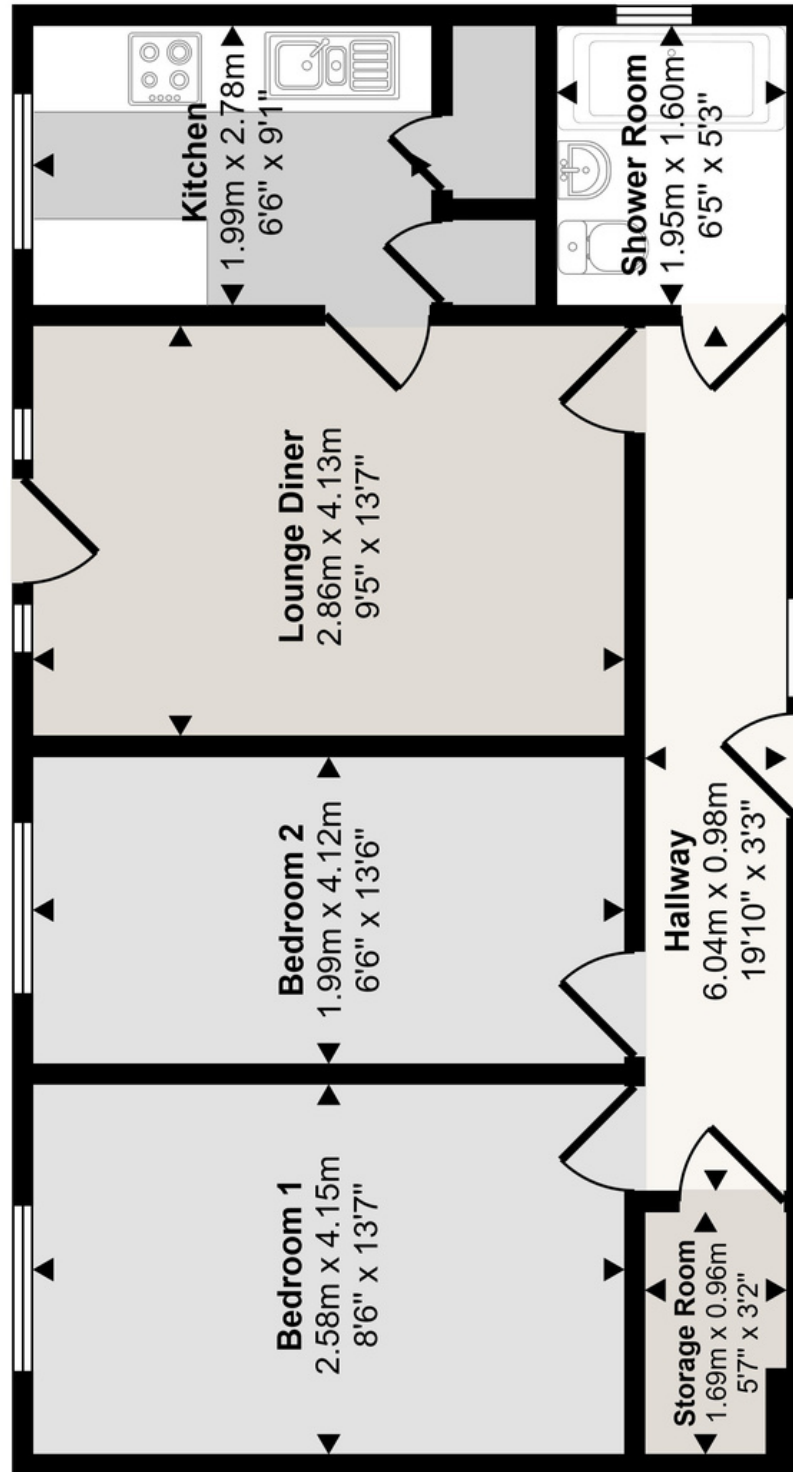
Walk in shower cubicle with wall mounted mains shower, waash hand basin with mixer tap set on vanity unit, pained walls with cladded splash back, heated towel rail, vinyl flooring, textured ceiling, pvc window to side aspect.



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
52 sq m / 562 sq ft



Floorplan

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