



**3 BED PLUS LOFT
ROOM**

**GROUND FLOOR
WC**

**OFF
ROAD PARKING**

**ENCLOSED
GARDEN**

**2 RECEPTION
ROOMS**

LARGE GARAGE

GUIDE PRICE: £360,000 - £370,000

Located in desirable Rumney, this three-bedroom semi detached property with spacious loft room, offers two reception rooms, a generous kitchen/diner, and a useful ground floor W/C. It's a perfect home for families or buyers simply wanting some extra space.



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PORCH

A welcoming entrance porch featuring tiled flooring and half-panelled walls, complemented by additional windows that provide natural light and views to the front of the property.



ENTRANCE HALL

The hallway offers classic parquet flooring, painted walls and ceiling, and practical under-stairs storage, creating a bright and functional entrance to the home.



GROUND FLOOR WC

A useful ground-floor cloakroom comprising tiled flooring, half-painted and half-tiled walls, radiator a painted ceiling, and a window to the side aspect for ventilation.



KITCHEN

The well-presented kitchen features tiled flooring, painted walls and ceiling, and a window overlooking the side aspect. Benefitting from a range of wall and base units, tiled splashbacks, and a practical breakfast bar. Patio doors open into the conservatory.



CONSERVATORY

A bright and airy conservatory with tiled flooring and a low-level wall with painted finish, surrounded by glazing to maximize natural light. Patio doors open directly onto the rear garden.



DINING ROOM

A beautiful bay window frames the room, with parquet flooring and painted walls. High ceilings with coving and a chimney breast add a touch of class to the room. Opening into Living Room.



LIVING ROOM

Offering direct access to the rear garden via patio doors, the living room also includes parquet flooring and painted walls and ceiling.

LANDING

The landing includes access to the loft room via staircase, with carpeted flooring, painted walls and ceiling, and a window to the rear aspect.



BEDROOM 1

A well-proportioned double bedroom featuring painted walls and ceiling, built-in cupboards for additional storage, carpeted flooring, and a gorgeous bay window overlooking the front aspect.



BEDROOM 2

Another spacious bedroom with painted walls and ceiling, carpeted flooring, and a window offering views to the rear of the property.



BEDROOM 3

A comfortable third bedroom, also featuring painted walls and ceiling, carpeted flooring, and a rear-aspect window.



LOFT ROOM

A versatile loft room with two Velux windows providing excellent natural light. The space benefits from painted walls and ceiling, carpeted flooring, and built-in cupboards with additional storage within the eaves.



FAMILY BATHROOM

Finished with tiled flooring and fully tiled walls. Includes a bath, separate shower, pedestal wash hand basin, close coupled WC, bidet and ceiling spotlights. Window to side and rear aspect.



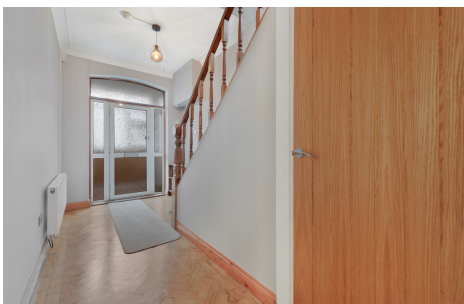
GARDEN

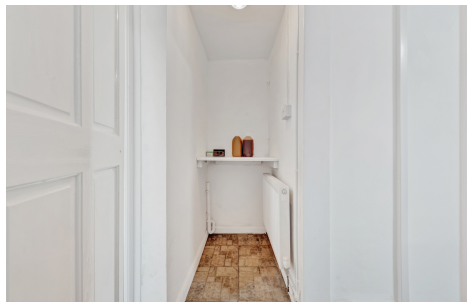
The rear garden offers a patio area ideal for outdoor seating and entertaining, along with a fenced boundary for privacy, summer house with patio doors.



GARAGE

The garage features durable concrete flooring, solid brick walls, an electric up-and-over door, and a side-aspect window for natural light.





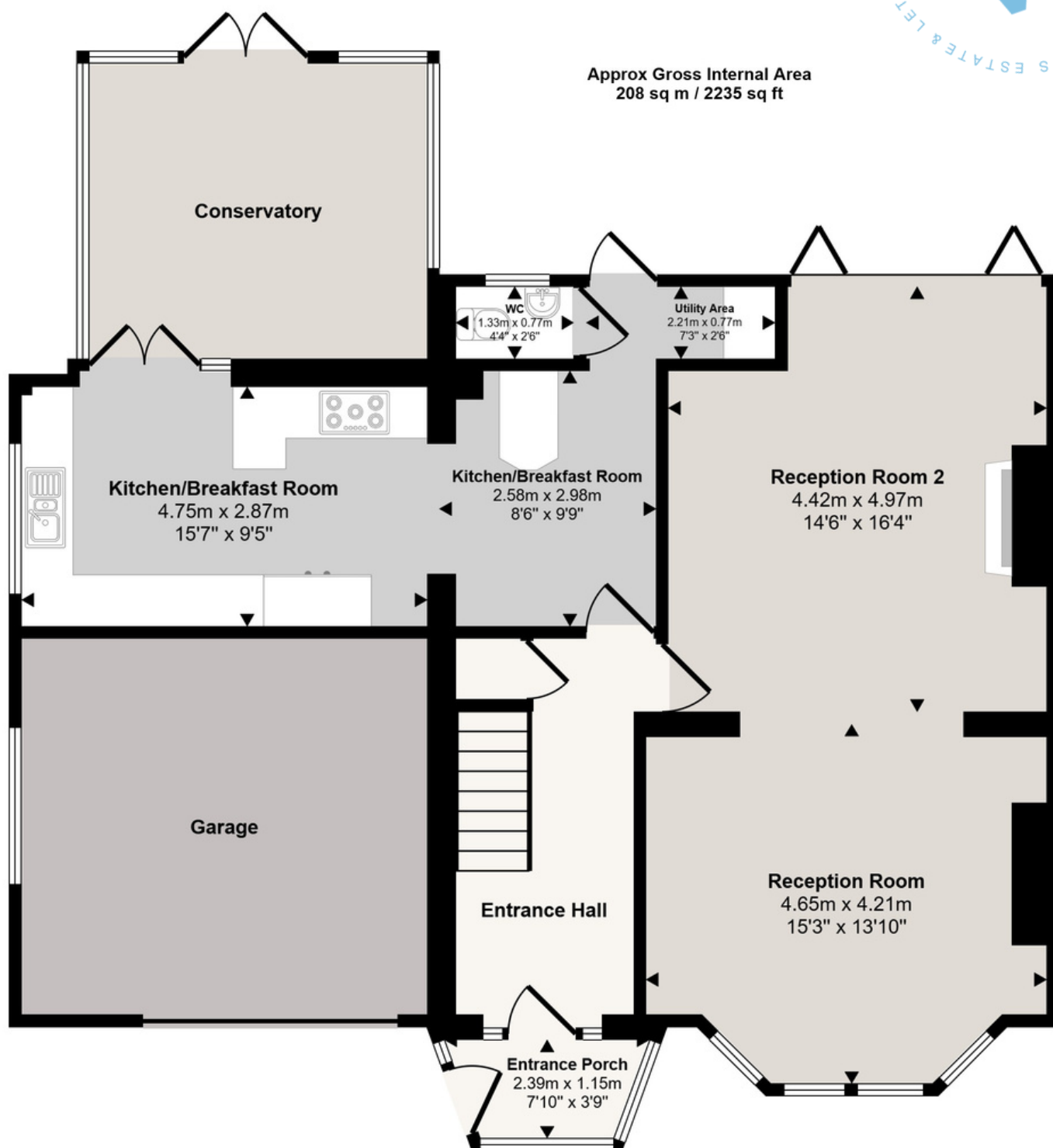
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Approx Gross Internal Area
208 sq m / 2235 sq ft



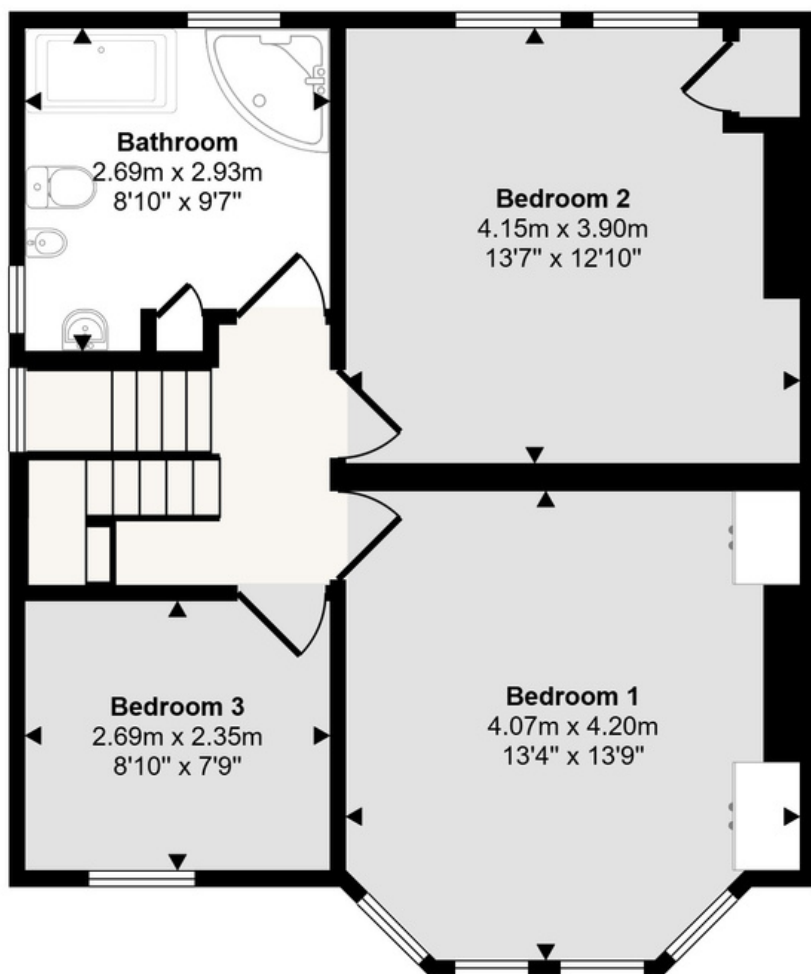
Ground Floor

Approx 117 sq m / 1259 sq ft

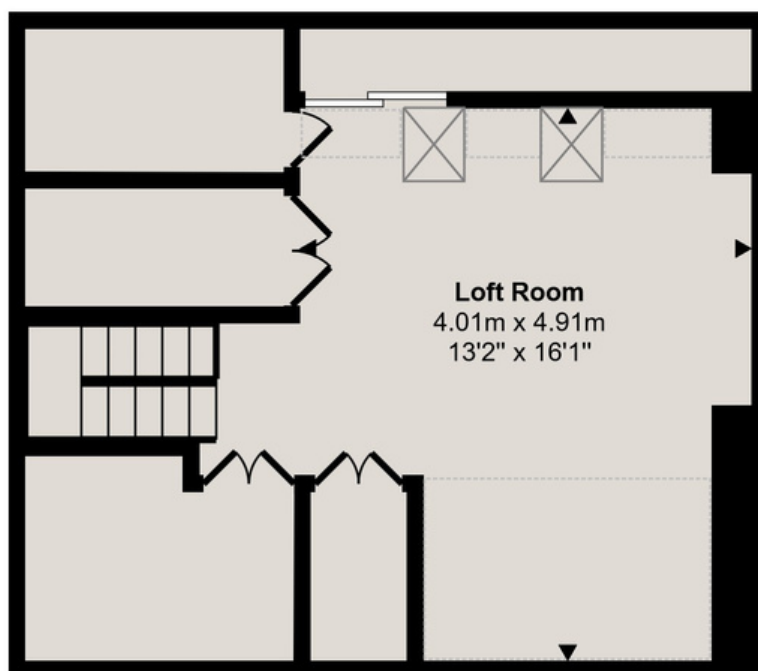
 Denotes head height below 1.5m

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First Floor
Approx 54 sq m / 585 sq ft



Second Floor
Approx 36 sq m / 391 sq ft

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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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