



3 BEDROOMS

DETACHED
DORMER
BUNGALOW

DRIVEWAY +
GARAGE

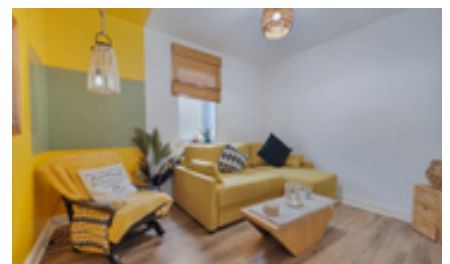
ENCLOSED REAR
GARDENS

OPEN PLAN
KITCHEN LIVING
SPACE

GROUND FLOOR
WC

Guide Price: £385,000-395,000

A modern three-bedroom dormer bungalow built in 2019 in Rumney, featuring a bright living/dining room, contemporary kitchen diner, utility room, shower room, and a flexible downstairs bedroom. Upstairs are two en-suite bedrooms. Benefits include shared driveway parking and a private rear garden—an ideal, move-in-ready home.



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ENTRANCE HALL

This neatly presented area features laminate flooring and painted walls and ceiling, with direct access to the adjoining shower room and separate toilet for added practicality.



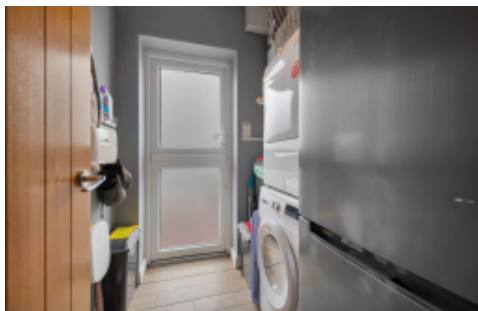
RECEPTION ROOM

This spacious room features laminate flooring and painted walls and ceiling, offering ample space for a combined living and dining area. The stairs are in the living room to access the upstairs. With two front-aspect windows and one additional side-aspect windows, the room enjoys an abundance of natural light throughout the day.



KITCHEN/DINER

Window to front aspect, laminate flooring continue from living room, painted walls and ceiling, vertical flat panel radiator, sprinkler system.



UTILITY

Space for washing machine, tumble dryer, fridge freezer, wall mounted combination boiler, glazed door to rear garden, toilet flooring, painted walls and ceiling, sprinkler system, radiator.



SHOWER ROOM

Featuring tiled flooring and tiled shower splashbacks, this room includes a modern shower cubicle, heated towel radiator, and a painted ceiling. A window to the side aspect provides natural light and ventilation.



GROUNDFLOOR W/C

A separate toilet room offering a practical layout with painted walls and flooring, along with a window to the side aspect for additional light and airflow.



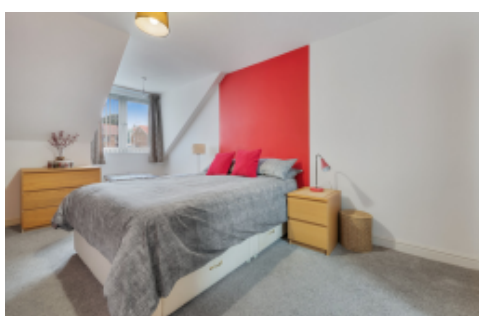
BEDROOM 1

Dormer window to front aspect, carpet flooring, painted walls and ceiling, radiator, walk-in in wardrobe, en-suite; storage to eaves.



ENSUITE 1

Velux window to rear aspect, painted walls and ceiling, vinyl flooring, walk-in shower cubicle with wall mounted mains operated shower and tiled splash back to surround, close couple WC, pedestal wash hand basin with mixer tap and tiled splash back, heated towel rail.



BEDROOM 2

Dormer window to front aspect, carpet flooring, painted walls and ceiling, radiator, walk-in in wardrobe, en-suite; storage to eaves.



ENSUITE 2

Velux window to rear aspect, painted walls and ceiling, vinyl flooring, walk-in shower cubicle with wall mounted mains operated shower and tiled splash back to surround, close couple WC, pedestal wash hand basin with mixer tap and tiled splash back, heated towel rail.



LOUNGE/BEDROOM 3

Finished with laminate flooring and painted walls and ceiling, this room also benefits from a window to the side aspect, providing both light and ventilation.

LANDING

Carpet flooring woven, painted walls and ceiling, sprinkler system.



GARDEN

Low maintenance wrap around garden, comprising of decking and resin patio area. Fenced boundaries and access to side.

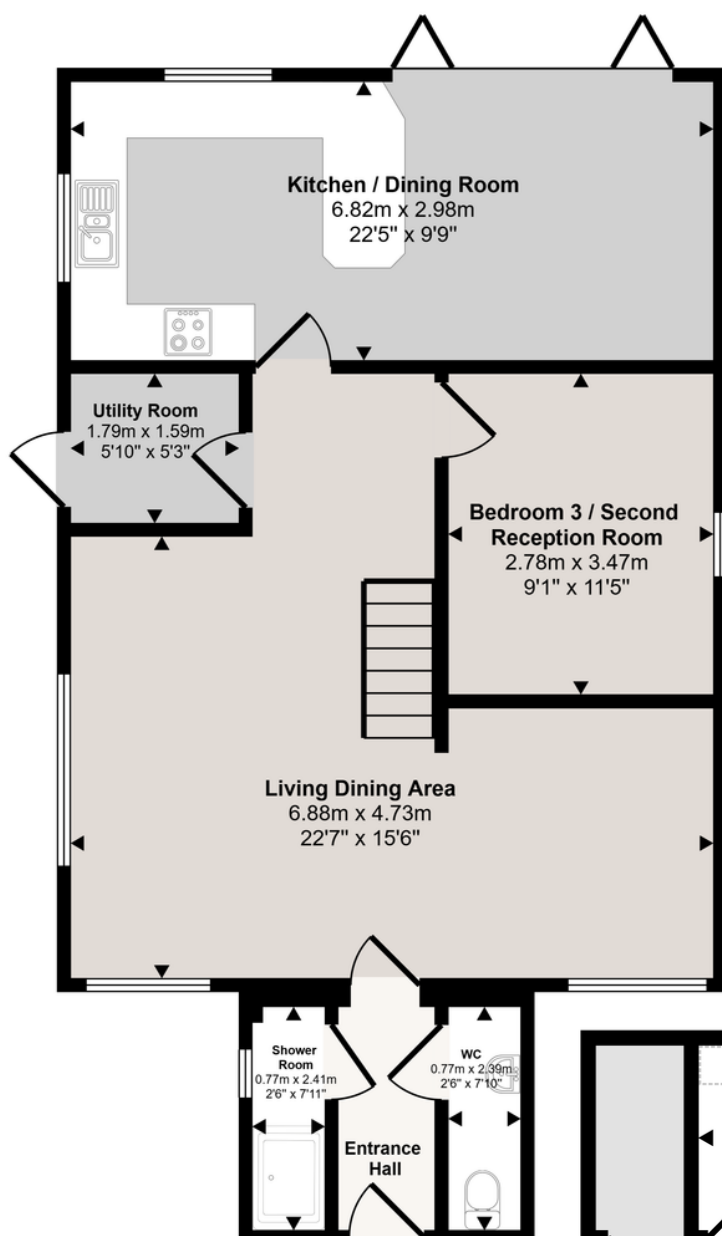




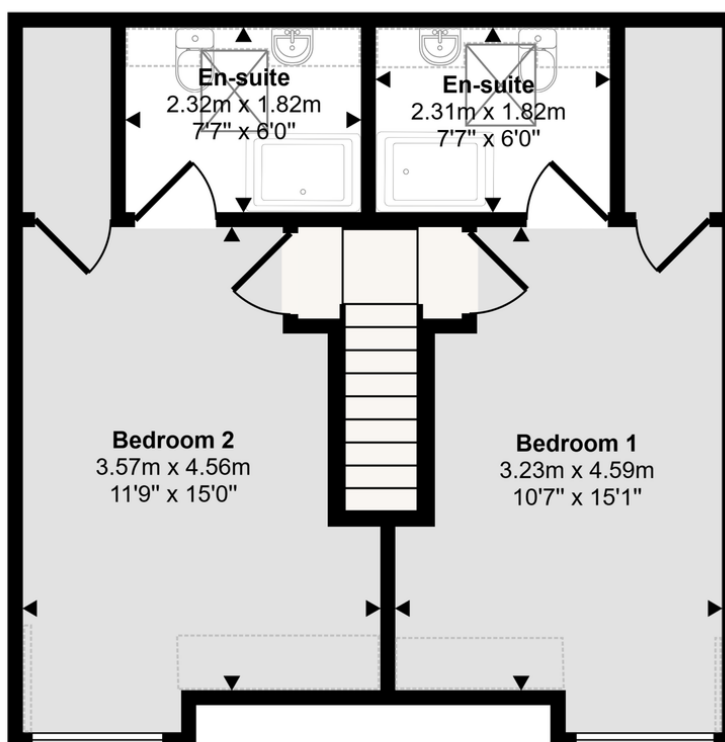
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Ground Floor
Approx 74 sq m / 792 sq ft



First Floor
Approx 47 sq m / 502 sq ft

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