



4 BEDROOMS

SEMI DETACHED

**DRIVEWAY +
GARAGE**

**ENCLOSED FRONT
& REAR GARDENS**

**OPEN PLAN
KITCHEN LIVING
SPACE**

**GROUND FLOOR
WC**

GUIDE PRICE: £320,000 - £330,000

Situated in the heart of Rumney Village on the sought-after Church Road, this lovely four-bedroom semi-detached home offers spacious family living with an open-plan kitchen living area with a separate second reception room. The property benefits from enclosed front and rear gardens, a large garage, and off-road parking, making it an ideal home in a desirable and convenient location.



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ENTRANCE HALL

Stairs leading to first floor, carpet flooring, papered walls, textured ceiling with coving, radiator, entered via PVC front door, door to living room



RECEPTION ROOM

Bay window to front aspect, carpet flooring, papered walls, textured ceiling with coving, radiator, gas fire set on Hearth and wooden Mantle



KITCHEN

Range of wall and base units, stainless steel sink with hot and cold taps set upon worksurface, integrated electric oven, space for fridge freezer, fitted gas hob with four burners, electric extractor fan set above, papered walls, panelled ceiling, windows to side aspect, tiled flooring.



DINING/LIVING ROOM

Carpet flooring, papered walls, painted ceiling with coving, window to rear aspect, radiator, Stonehurst with wooden mantle.



CLOAKROOM/SIDE ENTRANCE

PVC door to side aspect, PVC door to rear garden, tiled flooring, painted walls, textured ceiling, radiator, door to ground floor WC, door to kitchen.



REAR GARDEN

Enclosed rear garden with paved patio area and remainder laid to lawn, access to large garage.



LANDING

Carpet flooring, papered walls, textured ceiling, doors to all rooms, access to loft space.



BEDROOM 1

A generously sized double bedroom with carpet flooring, built-in wardrobes, textured ceiling, radiator, and a bay window to the front aspect.



BEDROOM 2

Carpet flooring, textured ceiling, radiator, and a window to the rear aspect.



BEDROOM 3

Carpet flooring, painted walls and ceiling, radiator, and windows to the front and side aspect.



BEDROOM 4

Carpet flooring, painted walls and ceiling, radiator, and a window to the front aspect.



BATHROOM

Window to rear aspect, vinyl flooring, tiled walls, painted ceiling, heated chrome towel rail, panelled bath with hot and cold taps, mains operated shower, pedestal wash hand basin with hot and cold taps, close couple WC.





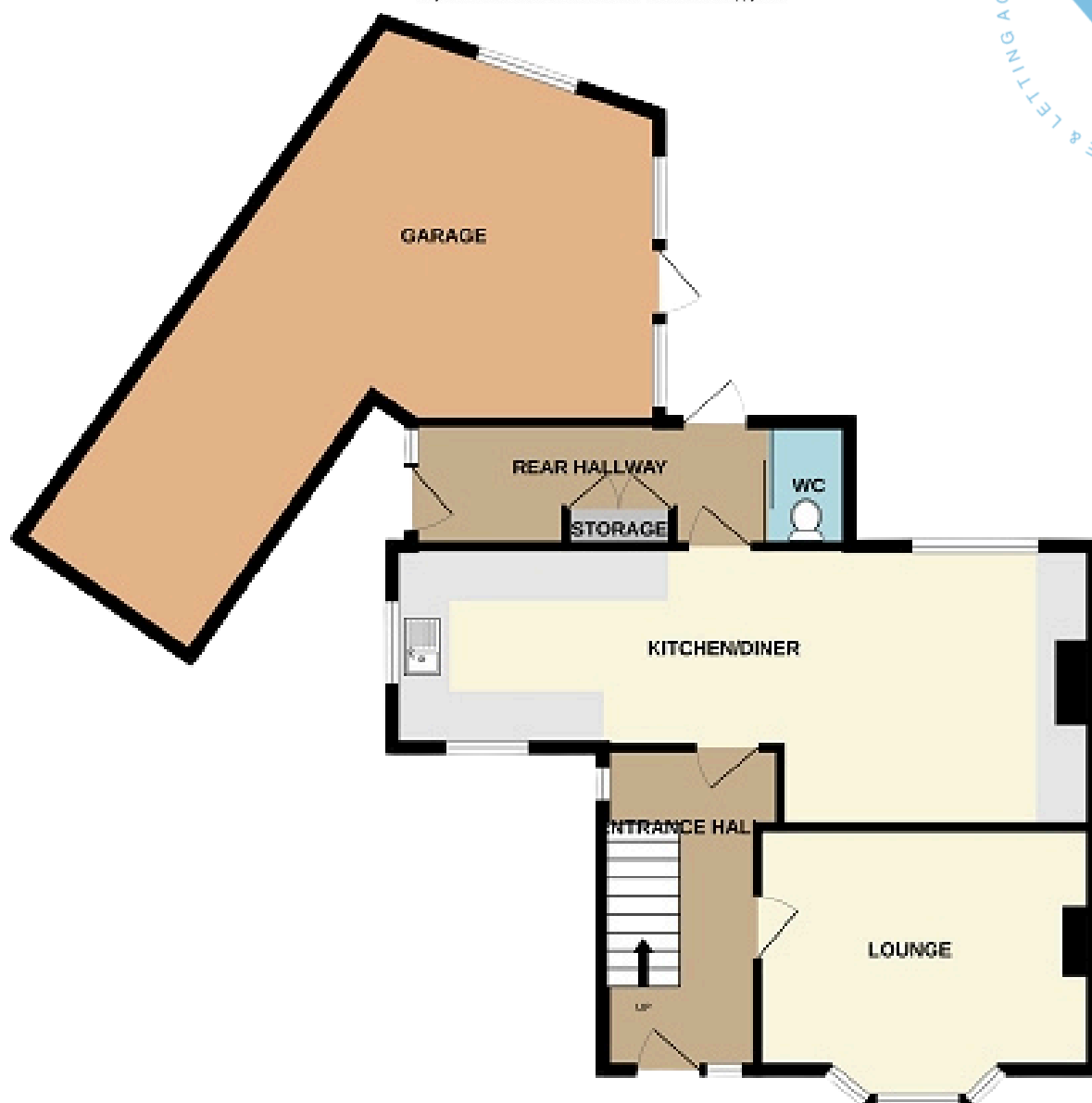
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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