



3 BEDROOM SEMI
DETACHED

TWO RECEPTION
ROOMS

OFF ROAD
PARKING

CLOSE TO LOCAL
AMENITIES

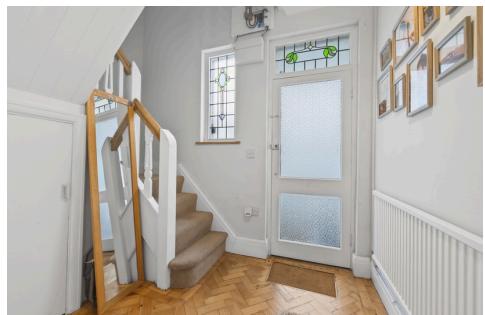
SOUGHT AFTER
LOCATION

BEAUTIFULLY
PRESENTED

GUIDE PRICE: £275,000 - £285,000

Offered to the market is this lovely three bedroom traditional semi-detached home set in the heart of Rumney on the popular Claremont Avenue. The property offers off-road parking and plenty of space for everyday family life, with two comfortable reception rooms, three well sized bedrooms, a family bathroom and an generously sized enclosed rear garden. Ideally located close to local shops, schools and transport links, this property is the perfect home for families or first time buyers,





ENTRANCE HALL

Front door leading into entrance hall, original parquet flooring, painted walls, papered ceiling with coving, door to storage cupbaord, radiator, stairs leading to first floor.



KITCHEN

Range of matching wall and base units set on a complimenting work surface, space for white goods, pvc window with obscured glass to side aspect, integrated electric oven, stainless sink with mixer tap and drainer, electric hob with four burners, tiled flooring, painted walls with tiled splash back, painted ceiling with coving, electric extractor with stainless hood, space for white goods, pvd door to side aspect.



DINING ROOM

Pvc window to rear aspect, original parquet flooring, featured chimney breast with wooden mantle, radiator, access to living room.



LIVING ROOM

Pvc window to front aspect, featured chimney breast, space for electric fireplace with wooden mantle, fitted cabinets, radiator, painted walls, papered ceiling with coving, carpet flooring.



BEDROOM 1

Pvc window to front aspect, carpet flooring, painted walls, radiator, painted ceiling with coving.



BEDROOM 2

Pvc window to rear aspect, radiator, carpet flooring, painted walls, painted ceiling with coving.



BEDROOM 3

Pvc window to rear aspect, carpet flooring, radiator, painted walls, painted ceiling with coving.



BATHROOM

2x pvc window to side aspect with obscure glass, quadrant shower cubicle with mains shower over, panelled bath with hot and cold taps, chrome heated towel rail, pedestal wash hand basin with hot and cold taps, close couple wc, vinyl flooring, tiled walls, painted ceiling.

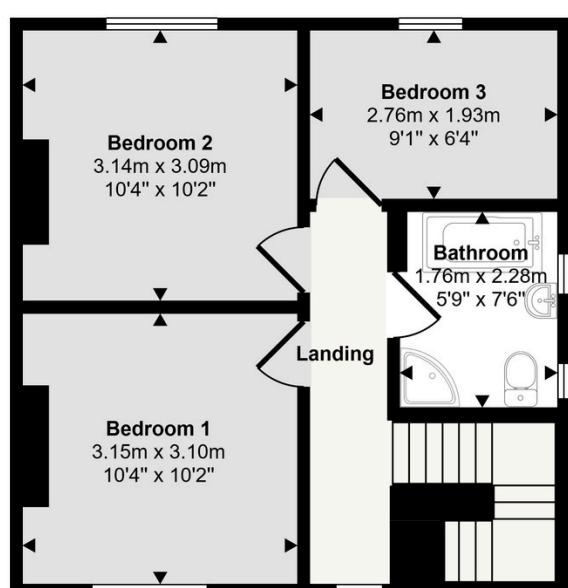
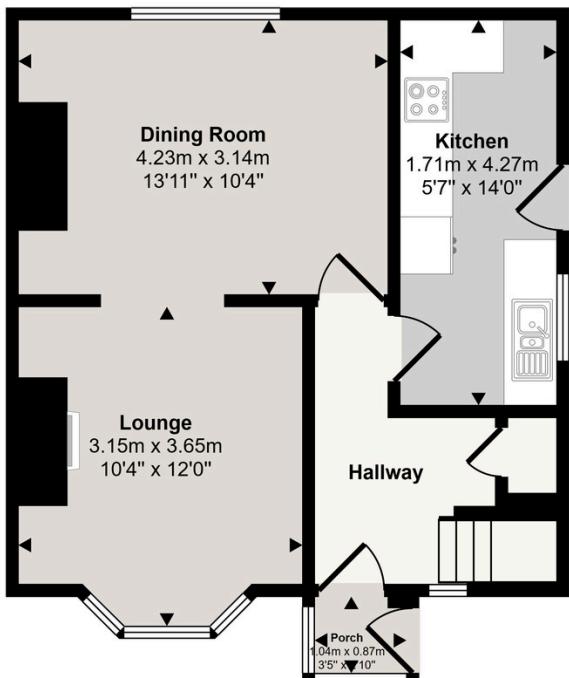


GARDEN

Large enclosed rear garden with patio area, fenced boundaries, remainder laid to lawn.



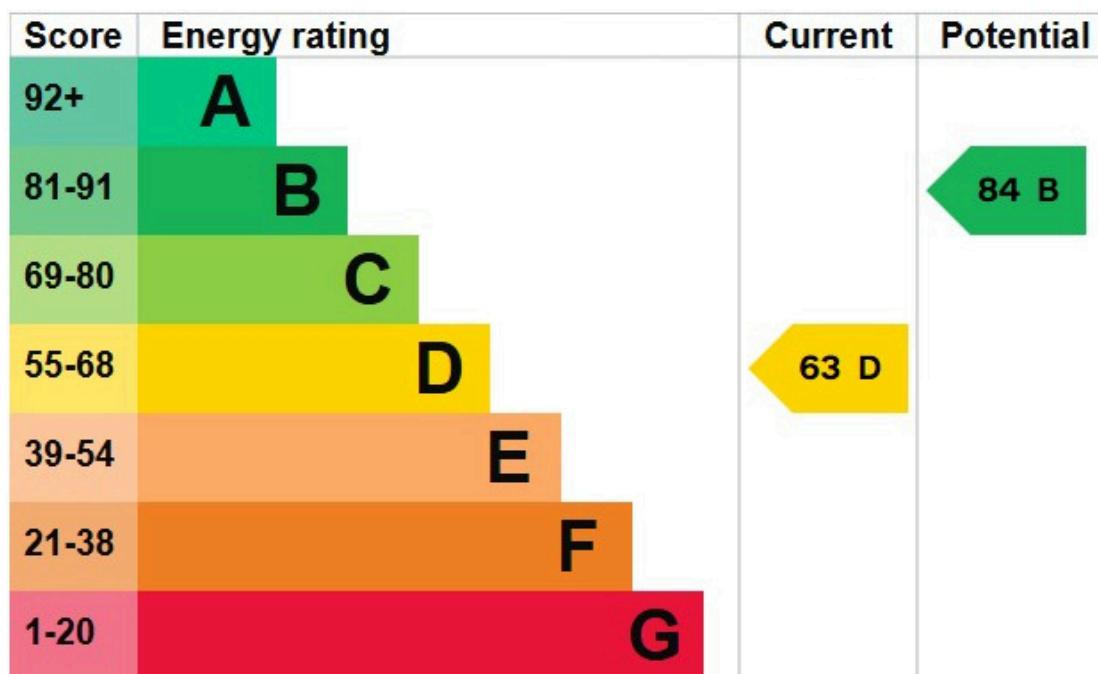
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Ground Floor
Approx 41 sq m / 438 sq ft

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Energy Performance Rating



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