

3 Claremont Avenue
Rumney
Cardiff
CF3 4LR

Williamson & Co
ESTATE & LETTING AGENTS



**3 BEDROOM SEMI
DETACHED**

**TWO RECEPTION
ROOMS**

**OFF ROAD
PARKING**

**CLOSE TO LOCAL
AMENITIES**

**SOUGHT AFTER
LOCATION**

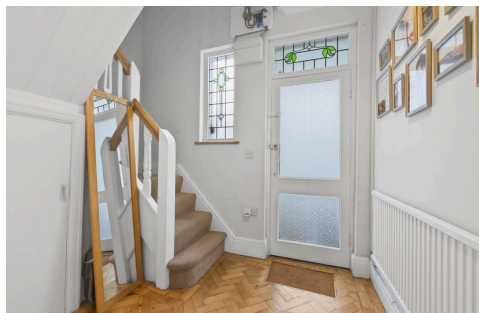
**BEAUTIFULLY
PRESENTED**

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,

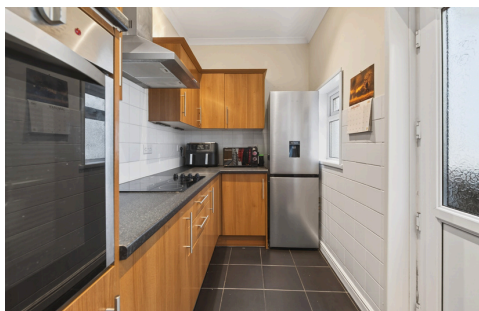


02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk



ENTRANCE HALL

Front door leading into entrance hall, original parquet flooring, painted walls, papered ceiling with coving, door to storage cupboard, 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, pvc 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

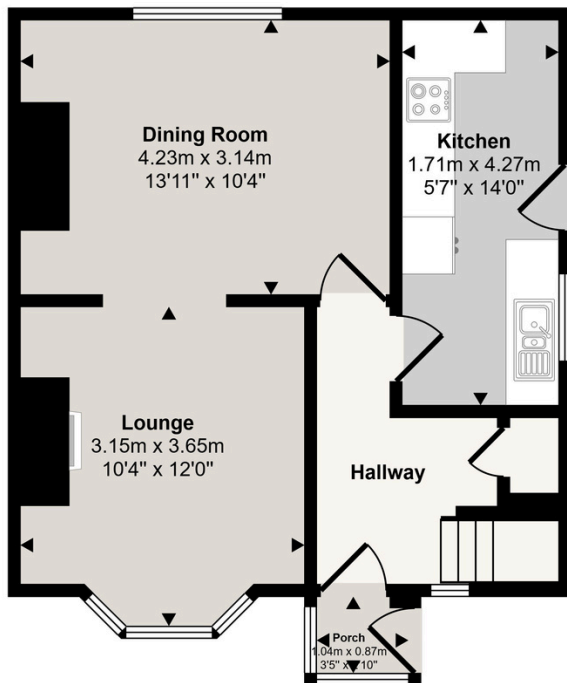
.2x pvc window to side aspect with obscure glass, quadrant shower cubicle with mains shower over, panelled bath with hot and cold taps, chrome heated towel rail, pedestal wash hand basin with hot and cold taps, close couple wc, vinyl flooring, tiled walls, painted ceiling.



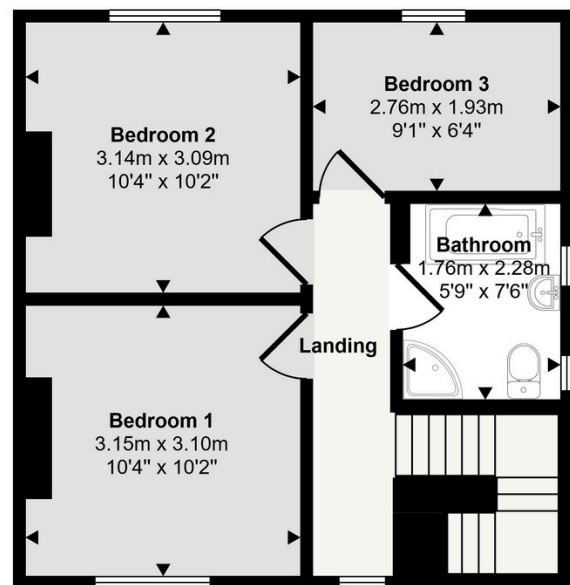
GARDEN

;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



First Floor
Approx 39 sq m / 417 sq ft

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Want to be the first to
know about new properties?



02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk