



3 BEDROOMS

SHOWER ROOM  
+ RECEPTION

LARGE ENCLOSED  
REAR GARDEN

READY TO MAKE  
YOUR OWN

SEMI- DETACHED  
PROPERTY

GREAT  
LOCATION

**PRICE: £320,000**

This charming three-bedroom semi-detached home has exceptional views and spacious accommodation, including a modern living room, stylish kitchen/diner, and generous rear garden. It also features three double bedrooms and a newly fitted high-quality bathroom. Ideally located close to local amenities and bus routes into Cardiff City Centre.



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### ENTRANCE HALL

A welcoming entrance featuring vinyl flooring, freshly painted walls and ceilings, along with a PVC front door and window to the side aspect. The hallway also offers access to a convenient ground-floor WC.



### LIVING ROOM

The room features a PVC window to the front, painted walls, textured ceiling, laminate flooring, and a feature chimney breast. Glass panels allow natural light to flow through, with glazed double doors leading into the kitchen/dining room.



### KITCHEN

The open plan layout of the kitchen and dining area creates a spacious and inviting space. Featuring PVC windows to the side and rear, a rear door to the garden, and painted walls and ceilings, the kitchen is fitted with matching wall and base units, complimentary work surfaces, integrated appliances, a stainless-steel sink, and a feature island with tiled work surface.



### DINING AREA

The dining area benefits from French doors to the garden, continued laminate flooring, and a feature papered wall.



### LANDING

The landing features a PVC window to the side aspect, painted walls, textured ceiling, and carpet flooring. It also provides access to a storage cupboard with loft access, a radiator, and doors leading to all rooms.





### **BEDROOM 1**

The room benefits from a large PVC window to the front aspect, enjoying beautiful views of the green and creating a bright, peaceful atmosphere. It offers painted walls with a featured papered wall, a textured ceiling, laminate flooring, and a radiator, making it a comfortable and inviting space.



### **BEDROOM 2**

The room features a PVC window to the rear aspect, painted walls and ceilings, and carpet flooring, creating a calm and comfortable space. It also benefits from a radiator and a fitted clothes rail for added convenience.



### **BEDROOM 3**

The room features a PVC window to the side aspect, allowing natural light to enhance the painted walls and ceilings. With carpet flooring and a radiator, it offers a warm and comfortable space.



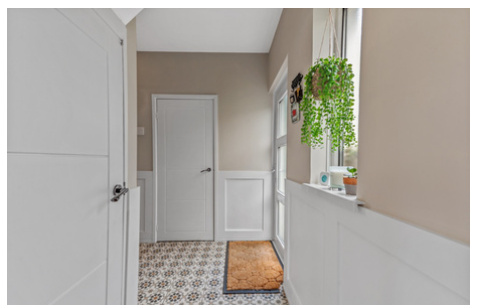
### **BATHROOM**

The bathroom features a PVC window to the rear aspect and painted walls complemented by a tiled splashback and painted ceilings. It offers a panelled bath with hot and cold taps, vinyl flooring, a vanity unit with WC and sink, and a walk-in shower cubicle with wall-mounted rainfall shower. A heated towel rail adds a touch of comfort and practicality.



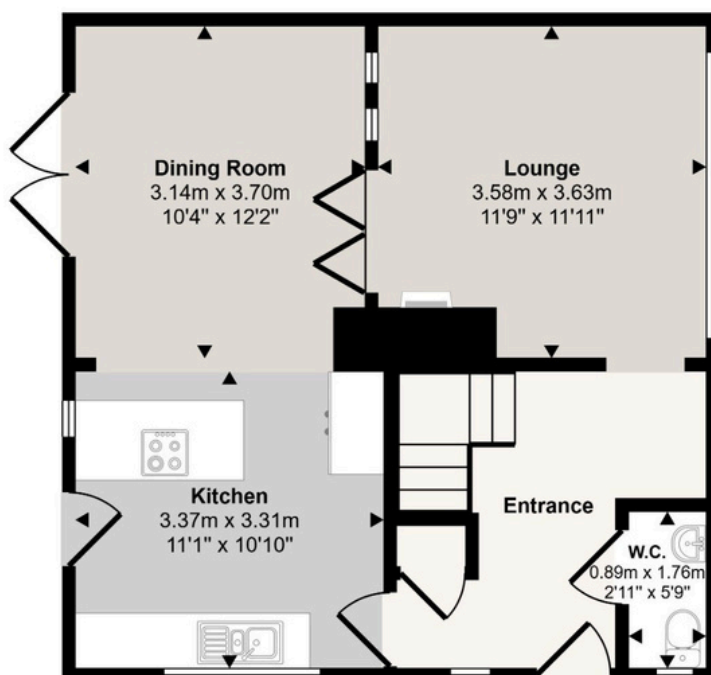
### **REAR GARDEN**

The enclosed rear garden offers a lovely paved patio and a decked area with pergola, creating the perfect spot for relaxing or entertaining. The remainder is laid to lawn and bordered by decorative shrubs, all set against exceptional views that can be enjoyed year-round.

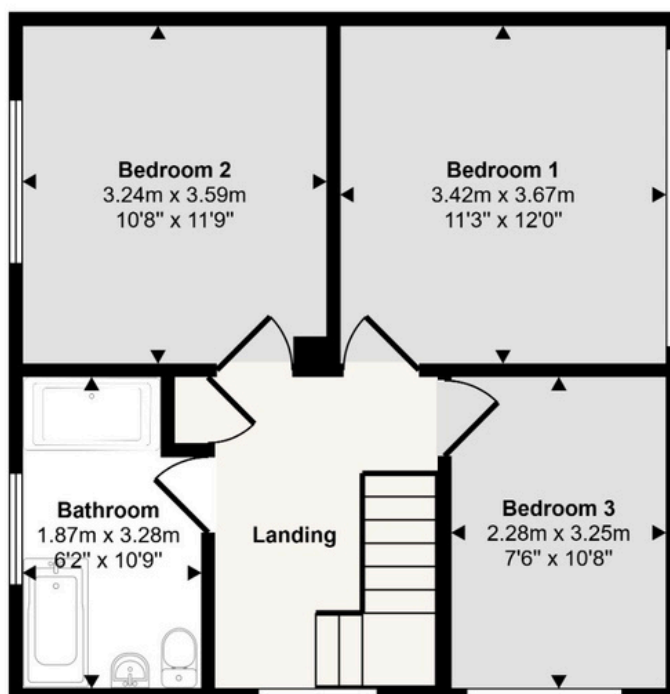




Approx Gross Internal Area  
97 sq m / 1046 sq ft



Ground Floor  
Approx 49 sq m / 529 sq ft



First Floor  
Approx 48 sq m / 517 sq ft

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## Energy Performance Rating

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

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