



## Northlands, offers in excess of £390,000

- Three Bedroom Semi Detached
- Extended
- Attic Conversion
- Immaculate Throughout
- Private Rear Garden
- Driveway Parking
- Fantastic Location
- Highly Recommended
- EPC Rating: C



 3  1  3





## About the property

This semi-detached house, situated in Northlands, Rumney, is offered for sale and presents an immaculate family home. The property features three bedrooms, including a master bedroom with a walk-in closet to the converted attic, complemented by two double bedrooms. The family bathroom includes a free-standing bath, rain shower, and heated towel rail. The accommodation comprises three reception rooms. The first reception room is highlighted by large windows and a fireplace with log burner, while the second benefits from wood effect floors, and the third provides direct access to utility room which leads onto the garden—ideal for outdoor enjoyment. The kitchen is well-lit by natural light, Bifold doors to the garden and is supported by a dedicated utility room. A converted attic and extensions add valuable living space to this practical property. This home is located close to scenic walking routes, making it particularly suitable for those who enjoy time outdoors. Local amenities in Rumney include a range of shops and cafes along the main high street and several popular schools within the community. Public transport connections are convenient, with Cardiff Central train station accessible via a short drive or regular bus services from Newport Road. Nearby parks like Rumney Hill Gardens offer green space for relaxation.





## Accommodation

### Study

11' 5" Max x 7' 6" Max ( 3.48m Max x 2.29m Max )

### Wc

6' 4" Max x 4' 1" Max ( 1.93m Max x 1.24m Max )

### Lounge

15' 2" Max x 13' 5" Max ( 4.62m Max x 4.09m Max )

### Dining Room

21' 10" Max x 11' 8" Max ( 6.65m Max x 3.56m Max )

### Kitchen

12' Max x 11' 9" Max ( 3.66m Max x 3.58m Max )

### Utility Room

14' Max x 11' 9" Max ( 4.27m Max x 3.58m Max )

### Bathroom

10' Max x 10' Max ( 3.05m Max x 3.05m Max )

### Bedroom One

11' Max x 9' Max ( 3.35m Max x 2.74m Max )

### Dressing Room

### Bedroom Two

12' Max x 9' Max ( 3.66m Max x 2.74m Max )

### Bedroom Three

15' Max x 11' Max ( 4.57m Max x 3.35m Max )

### Attic Room

10' Max x 9' Max ( 3.05m Max x 2.74m Max )

### Garden

### Front And Parking

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## Floorplan



Total floor area 170.2 m<sup>2</sup> (1,833 sq.ft.) approx

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