



**Downlands Way, Rumney Cardiff CF3 3BY**

**welcome to**

## **Downlands Way, Rumney Cardiff**

A ground floor flat in the popular Rumney area, within walking distance of local amenities and great transport links. The property offers a lounge, kitchen, bedroom and bathroom, plus gas central heating, double glazing and access to a communal garden. Ideal for first-time buyers or investors.

### **Entrance**

Via a double glazed front door into:

### **Lounge**

15' 9" Max x 8' 7" Max ( 4.80m Max x 2.62m Max )  
Double glazed aluminium sliding door, laminate flooring and radiator.

### **Hall Area**

Built in storage cupboard housing combi boiler, laminate flooring and access to:

### **Kitchen**

16' 2" Max x 5' 8" Max ( 4.93m Max x 1.73m Max )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for washing machine and fridge/freezer, radiator, extractor, laminate flooring, space understairs for storage, double glazed window to rear aspect and double glazed door providing access to rear.

### **Bedroom**

9' 3" x 8' 9" ( 2.82m x 2.67m )  
Double glazed window to front aspect, radiator, laminate flooring, extractor fan and electric consumer unit.

### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, tiled flooring, tiled walls, electric warm air heater, extractor, radiator and double glazed window to rear aspect.

### **Outside**

#### **Front**

Private area with stone chipping's and footpath leading to entrance.

#### **Shared Garden**

Currently shared by three flats:

#### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 148 years left  
Ground Rent: Approx. £30 per annum  
Service Charge: Approx. £792 per annum  
Buildings Insurance - Included in the service charge

#### **Agents Notes**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

#### **Disclaimer**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor is a staff member/close associate of a staff member of the Connells Group.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Downlands Way,**  
**Rumney Cardiff**

- Purpose Built Ground Floor Flat
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D  
Council Tax Band: B Service Charge: 792.00  
Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£120,000**



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Property Ref:  
ROA114715 - 0003

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