



Maes Yr Ysgol, Rumney Cardiff CF3 3NL

welcome to

Maes Yr Ysgol, Rumney Cardiff

Beautifully presented recently built two-bedroom eco home offered with no chain. Benefitting from two parking spaces, EV charging point, solar panels and a ground source heat pump, this modern energy-efficient property is situated on a popular development in Rumney offering excellent commuter access

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Storage cupboard housing ground source pump controls and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC and wash hand basin.

Lounge

15' 2" Max x 10' 3" Max (4.62m Max x 3.12m Max)
Double glazed French doors providing access to rear garden, double glazed window to rear aspect, radiator and powerpoints, storage cupboard housing battery.

Kitchen/Diner

10' 9" x 7' 2" (3.28m x 2.18m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, extractor hood, space for washing machine and dishwasher, integrated fridge/freezer, radiator, double glazed window to front aspect and space for table and chairs.

First Floor

Landing

Doors providing access to:

Bedroom One

15' 2" x 8' 10" (4.62m x 2.69m)
Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.59m)
Double glazed windows to front aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC and radiator.

Outside

Front

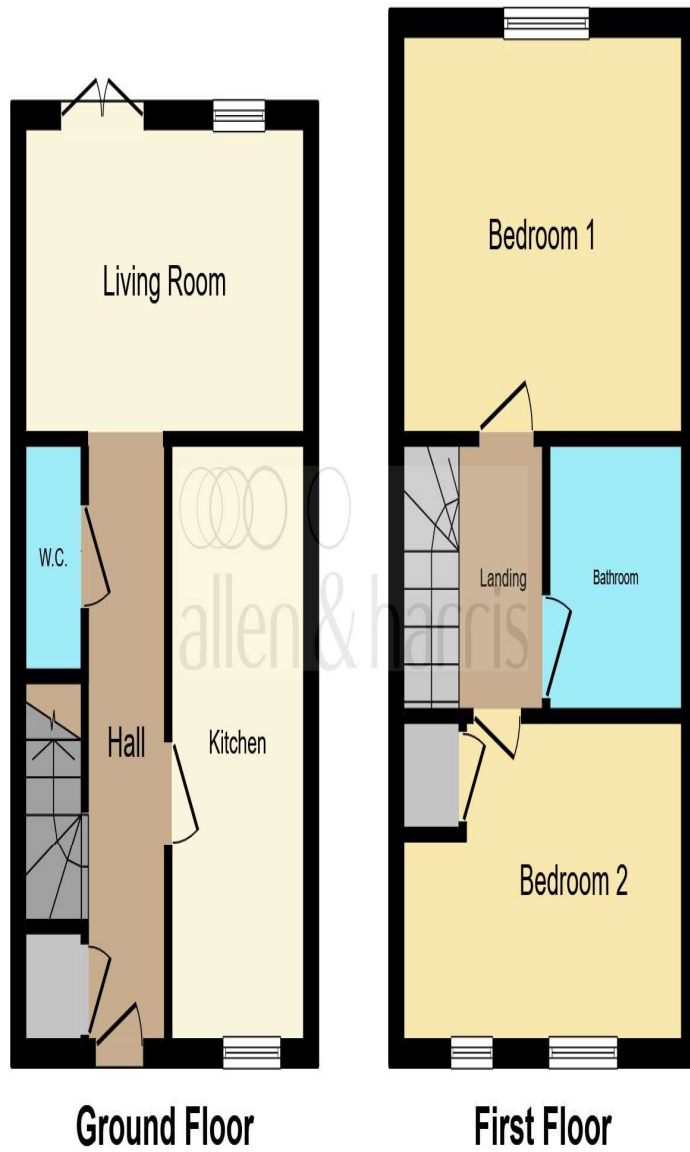
Paved path leading to front entrance and electric charging point.

Rear Garden

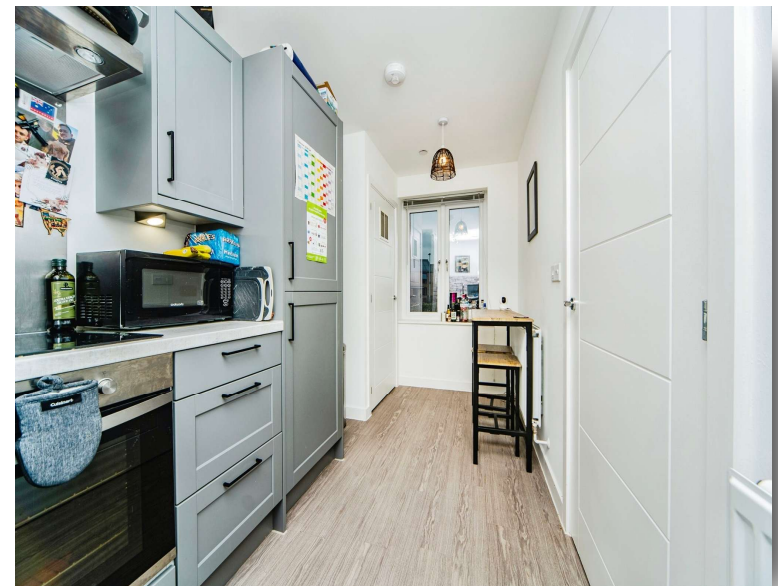
Enclosed with area laid to lawn and paved path.

Management Charges

The vendor has advised that a management charge is payable of approx. £450 per annum.



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
Maes Yr Ysgol,
Rumney Cardiff

- Modern Mid Terraced Eco Home
- Two Double Bedrooms
- Lounge with Doors onto Rear Garden
- Fitted Kitchen Area/Dining Area
- First Floor Bathroom

Tenure: Freehold EPC Rating: A
Council Tax Band: C

£225,000



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Property Ref:
ROA114875 - 0005

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