



## Wentloog Road, offers in excess of £275,000

- Council Tax Band - D
- Three Bedrooms
- Two Reception Rooms
- Large Rear Garden
- Close To Amenities
- Car Port
- Garage
- EPC Rating: D



 3
  1
  2





## About the property

Take a look at this three bedroom house offered to the market located in a popular area in Rumney, Wentloog Road. This property would be perfect for a family or for a first time buyer looking to put their own stamp on. This three bedroom house benefits from two large reception rooms, a sun room, three bedrooms, a garage and a large rear garden. Close to amenities including shops, schools and local bus stops. Also has great access links to the A48 and to the M4. Be quick to get your viewings booked in!!!





## Accommodation

**Entrance Hall**

**Lounge**

16' 3" x 10' 9" MAX ( 4.95m x 3.28m MAX )

**Dining Room**

15' 5" x 9' 8" MAX ( 4.70m x 2.95m MAX )

**Kitchen**

13' 9" x 8' 7" MAX ( 4.19m x 2.62m MAX )

**Sun Room**

**Landing**

**Bedroom One**

14' 9" x 8' 7" MAX ( 4.50m x 2.62m MAX )

**Bedroom Two**

12' 9" x 9' MAX ( 3.89m x 2.74m MAX )

**Bedroom Three**

9' 9" x 6' 1" MAX ( 2.97m x 1.85m MAX )

**Bathroom**

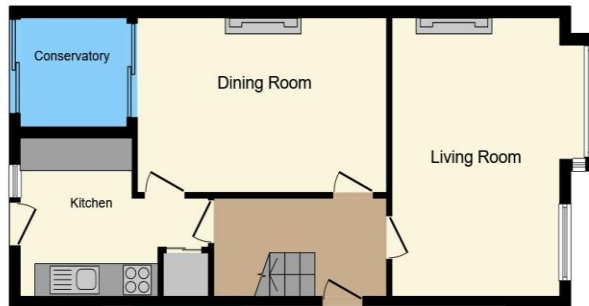
**WC**

**Rear Garden**

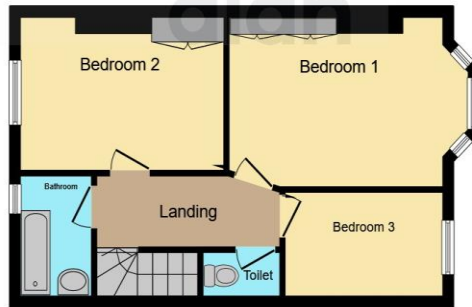
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## Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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