



# Washford Avenue, Llanrumney Cardiff

£270,000

- FANTASTIC VIEWS
- OFF ROAD PARKING
- WELL PRESENTED
- TWO RECEPTION ROOMS
- EPC Rating: Awaited



 3  1  1

02920 792888

rumney@peteralan.co.uk



## About the property

This property will be popular amongst families given its proximity to both schools and shops.

With off road parking to the front for two vehicles and views across the area from your front porch.

In brief the property has an entrance hallway, front dining room and rear lounge with kitchen. Leading out to the rear garden that is the perfect relaxing entertaining area with a hot tub and home bar complete with power. This could of course also be used as a ready made Home Office.

Back inside and upstairs the property is complete with three bedrooms and a family bathroom. Viewings by appointment only.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

## Accommodation

### Entrance

### Dining Room

12' 6" x 9' 5" ( 3.81m x 2.87m )

### Living Room

15' 7" x 11' 8" ( 4.75m x 3.56m )

### Kitchen

11' x 9' 11" ( 3.35m x 3.02m )

### Conservatory

10' 2" x 9' 3" ( 3.10m x 2.82m )

### Shower Room

### Bedroom One

12' 10" x 11' 4" ( 3.91m x 3.45m )

### Bedroom Two

13' 5" x 10' 2" ( 4.09m x 3.10m )

### Bedroom Three

11' 8" x 7' 11" ( 3.56m x 2.41m )

### Bathroom

10' 10" x 6' 11" ( 3.30m x 2.11m )