

Claremont Avenue | Rumney | Cardiff | CF3 4LR

Offers in excess of £275,000

Sheppard & Bear

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Situated on Claremont Avenue in the charming area of Rumney, Cardiff, this delightful mid-terrace bay-fronted family home offers a perfect blend of character and modern living. Spanning an impressive 864 square feet, the property boasts three inviting reception rooms, ideal for both relaxation and entertaining. The lounge and dining room provide a warm and welcoming atmosphere, while the well-appointed kitchen and breakfast room cater to all your culinary needs.

On the first floor, you will find three comfortable bedrooms, each offering ample space for rest and relaxation, alongside a family bathroom that serves the household's needs. The property retains many original features, adding to its charm and character, making it a truly unique home.

- 3 bedrooms
- Lounge and dining room
- Utility
- Sunny aspect rear garden
- Close to Rumney amenities
- Family bathroom
- Kitchen, breakfast room
- Driveway
- Original period features
- Near leisure centre

Entrance hall

Utility

Lounge
11'11 x 10'0 (3.63m x 3.05m)

Dining room
13'1 x 9'11 (3.99m x 3.02m)

Kitchen
10'0 x 5'5 (3.05m x 1.65m)

Breakfast room
6'6 x 6'5 (1.98m x 1.96m)

First floor landing

Bedroom one
12'10 x 10'6 (3.91m x 3.2m)

Bedroom two
10'01 x 8'10 (3.07m x 2.69m)

Bedroom three
10'6 max x 5'9 (3.2m max x 1.75m)

Bathroom
8'10 x 5'4 (2.69m x 1.63m)

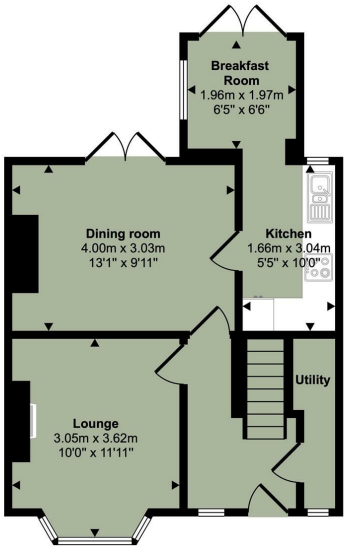
Driveway

Rear garden

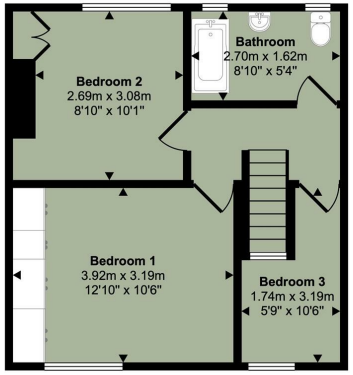




Approx Gross Internal Area
80 sq m / 864 sq ft

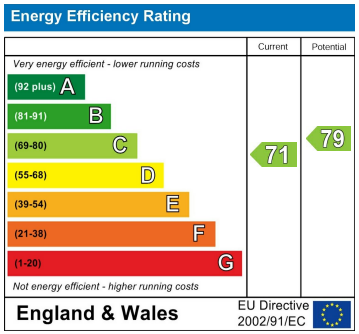


Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 38 sq m / 406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Council Tax Band **D**
EPC Rating **C**

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