

Downton Rise,

£315,000

- SWIMMING POOL TO REAR GARDEN
- NEWLY FITTED KITCHEN
- FIRST FLOOR ROOM
- POPULAR ROAD
- REAR GARAGE
- FREE CHAIN
- PARKING TO FRONT
- EPC Rating: D



4 1 2

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About the property

Set within one of Rumney's most desirable locations, this attractive bay-fronted semi-detached home offers an abundance of space, character and potential. Perfectly positioned within walking distance of local shops, schools and transport links, while providing easy access to Cardiff City Centre, the A48 and M4, it's an ideal choice for growing families.

The accommodation begins with a welcoming entrance hall that leads to two generous reception rooms, providing versatile living and entertaining space. The kitchen/dining room offers excellent potential to create a contemporary family hub tailored to your own style and requirements.

Upstairs, the property boasts four well-proportioned bedrooms and a wet room, offering plenty of space for family life. Externally, the enclosed rear garden provides the perfect setting for relaxing, entertaining in the swimming pool or children's play, while the brick-built outbuilding offers useful storage or workshop space.

Offered to the market with no onward chain, this is a rare opportunity to put your own stamp on a substantial family home in a highly sought-after location.



Accommodation

Entrance

Hallway

Lounge

12' 5" max x 10' 1" max (3.78m max x 3.07m max)

Kitchen/ Diner

22' 1" max x 15' 9" max (6.73m max x 4.80m max)

Bedroom One

13' 6" max x 11' 2" max (4.11m max x 3.40m max)

Bedroom Two

9' 7" max x 9' 4" max (2.92m max x 2.84m max)

Bedroom Three

14' 8" max x 6' 1" max (4.47m max x 1.85m max)

Bedroom Four

8' 1" max x 6' 6" max (2.46m max x 1.98m max)

Bathroom

6' 4" max x 5' (1.93m max x 1.52m)

Storage Room

7' max x 6' max (2.13m max x 1.83m max)

Garden

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Floorplan



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