



## Abergele Road, offers over £220,000

- Three Bedrooms
- Two Receptions
- Kitchen
- Modern Bathroom
- Close To Amenities
- Ideal First Time Buy
- NO CHAIN
- EPC Rating: F



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## About the property

Peter Alan Rumney are pleased to offer for sale this lovely property situated in Rumney, Cardiff. Accommodation consists of Lounge, Dining room, and Kitchen to the ground floor and aforementioned bedrooms and shower room upstairs. Property further boasts a well maintained garden to rear.





## Accommodation

### Lounge

16' 5" x 11' 2" ( 5.00m x 3.40m )

### Second Reception Room

13' 9" x 10' 3" ( 4.19m x 3.12m )

### Kitchen

19' 1" x 9' 1" ( 5.82m x 2.77m )

### Bedroom One

13' 3" x 10' 3" ( 4.04m x 3.12m )

### Bedroom Two

14' 4" x 9' 7" ( 4.37m x 2.92m )

### Bedroom Three

12' 3" x 7' 8" ( 3.73m x 2.34m )

### Bathroom

7' 9" x 6' 4" ( 2.36m x 1.93m )

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## Floorplan

## 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.



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