



**Maes Yr Ysgol, Rumney Cardiff CF3 3NL**

## welcome to

### **Maes Yr Ysgol, Rumney Cardiff**

If you are looking for a home with low cost energy bills, then look no further! This beautiful eco-friendly home comes with ground source heat pump, storage battery, solar panels and electric car charging points. There is parking and the property is offered with no chain!

#### **Ground Floor**

##### **Entrance**

Via double glazed composite front door into:

##### **Hallway**

Built in storage cupboard with ground source heat pump, LVT flooring, radiator, stairs to the first floor, access to lounge, kitchen and cloakroom.

##### **Cloakroom**

2 Piece suite comprising wash hand basin with tiled splashbacks and low level w.c, extractor fan, heated towel rail, LVT flooring.

##### **Lounge**

9' 7" x 13' 4" max ( 2.92m x 4.06m max )

Double glazed french doors giving access to the rear aspect, double glazed window to the rear aspect, two radiators, carpeted.

##### **Kitchen**

15' 1" x 6' 6" max ( 4.60m x 1.98m max )

Double glazed window to the front aspect, Fitted with a range of wall and base units with co-ordinating worksurfaces over incorporating integrated electric hob and oven with extractor hood over, integrated fridge freezer, plumbed in washing machine, sink unit and drainer, power points, built in cupboard with battery for solar panels, radiator, space for breakfast bar and stools.

#### **First Floor**

##### **Landing**

Carpeted stairs and landing, loft hatch.

##### **Bedroom One**

9' 10" x 13' 3" ( 3.00m x 4.04m )

Double glazed window to the rear aspect, radiator, power points, carpeted.

##### **Bedroom Two**

7' 11" x 13' 2" ( 2.41m x 4.01m )

Two double glazed windows to the front aspect, radiator, built in storage for water tank, carpeted.

##### **Bathroom**

3 Piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, heated towel rail, extractor fan, spotlights inset to ceiling, partly tiled walls, radiator.

#### **Outside**

##### **Front Garden**

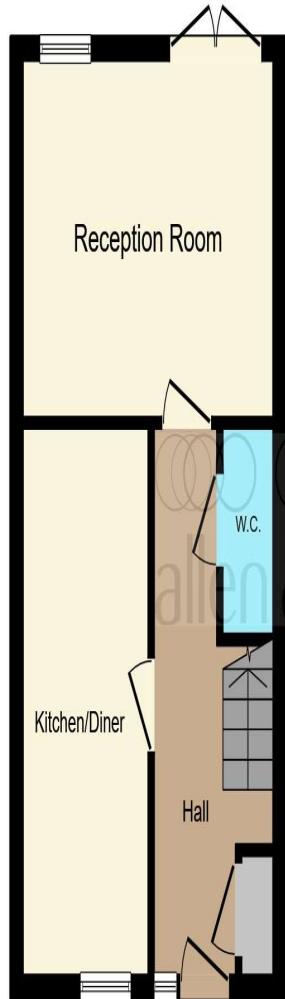
Stone Chipping area, pathway leading to the entrance, green communal space to the front.

##### **Rear Garden**

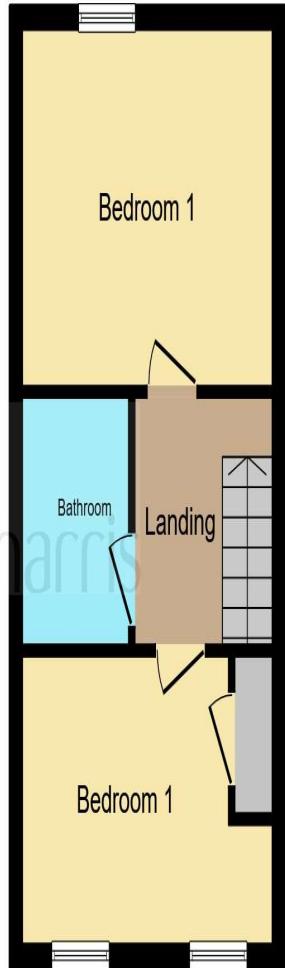
Enclosed garden which is laid to lawn, paved patio area, wooden shed, external tap, gated access to the double driveway with 2 spaces and electric car charger point.

##### **Management Charges**

The vendor has advised that approx £115.41 is paid quarterly.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to  
Maes Yr Ysgol,  
Rumney Cardiff**

- End of Link Home
- Two Double Bedrooms
- Eco-Friendly Home
- Two Parking Spaces
- Electric Vehicle Charger Point

Tenure: Freehold EPC Rating: A

Council Tax Band: C

offers in excess of

**£260,000**



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Property Ref:  
ROA113788 - 0005

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