



Washford Avenue, £260,000

- Well-presented mid-terraced property
- Spacious lounge
- Enclosed rear garden
- Close to local amenities and transport links
- Ideal first-time buy or family home
- EPC Rating: C



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About the property

A well-presented three-bedroom mid-terraced family home situated in the popular residential area of Llanrumney, offering spacious and versatile accommodation throughout.

The property briefly comprises an entrance hallway, a bright and welcoming lounge and kitchen providing ample space for family living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining and family enjoyment, along with a low-maintenance frontage.

Conveniently located close to a range of local amenities, schools, shops, and public transport links, with easy access to Cardiff City Centre and the surrounding road networks, this property would make an ideal first-time purchase, family home.

****Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.****



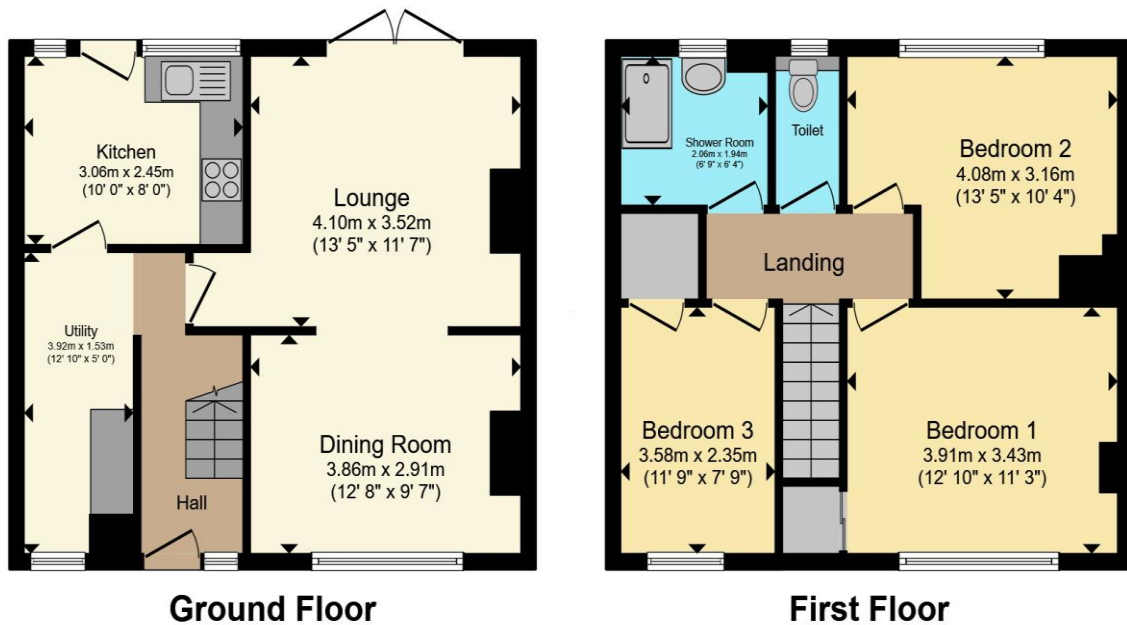
Accommodation

Hallway	11' 9" max x 7' 9" max (3.58m max x 2.36m max)
Dining Room	Shower Room
12' 8" max x 9' 7" max (3.86m max x 2.92m max)	Toilet
Lounge	
13' 5" max x 11' 7" max (4.09m max x 3.53m max)	
Kitchen	
10' max x 8' max (3.05m max x 2.44m max)	
Utility	
Bedroom One	
12' 10" max x 11' 3" max (3.91m max x 3.43m max)	
Bedroom Two	
13' 5" max x 10' 4" max (4.09m max x 3.15m max)	
Bedroom Three	

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Floorplan



Total floor area 89.8 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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