



**Downton Rise, Rumney Cardiff CF3 3BH**

**welcome to**

## **Downton Rise, Rumney Cardiff**

This spacious four bedroom bay-fronted semi-detached home is offered with no onward chain, making it a fantastic opportunity for buyers ready to move fast.

Located in the popular area of Rumney, the property is within easy reach of local shops, schools, and excellent transport links!

### **Ground Floor**

#### **Entrance**

Via a single glazed wooden front door into:

#### **Hallway**

Double glazed wooden windows to side aspect, tiled flooring, radiator, stairs rising to first floor and access to:

#### **Reception Area One**

11' 3" x 10' 9" ( 3.43m x 3.28m )

Double glazed wooden bay window to front aspect, radiator and opens to:

#### **Reception Area Two**

17' 2" x 11' 11" ( 5.23m x 3.63m )

Stone hearth and wood burner and opens to:

#### **Kitchen Area/ Dining Area**

17' 2" x 9' 7" ( 5.23m x 2.92m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and undercounter fridge, breakfast bar, laminate flooring, radiator, double glazed wooden window to rear aspect and double glazed wooden double doors providing access to rear garden.

### **First Floor**

#### **Landing**

Double glazed wooden window to side aspect and doors providing access to:

#### **Bedroom One**

13' 7" x 10' 3" ( 4.14m x 3.12m )

Double glazed wooden bay window to front aspect and radiator.

#### **Bedroom Two**

14' 10" x 5' 11" ( 4.52m x 1.80m )

Double glazed wooden window to rear aspect and radiator.

#### **Bedroom Three**

9' 8" x 9' 4" ( 2.95m x 2.84m )

Double glazed wooden window to rear aspect and radiator.

#### **Bedroom Four**

8' x 6' 7" ( 2.44m x 2.01m )

Double glazed wooden window to front aspect and radiator.

#### **Wet Room**

Fitted with a vinyl wet room floor and shower, wash hand basin, WC, tiled walls, radiator and double glazed wooden window to side aspect.

### **Outside**

#### **Front**

Mainly paved with steps leading up to the front entrance.

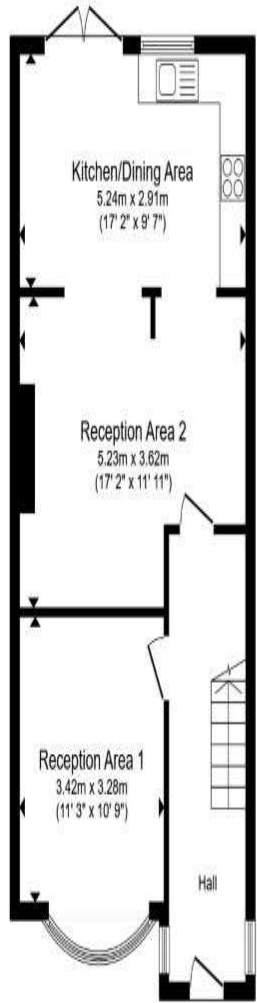
#### **Rear Garden**

Enclosed with patio area, planted beds and area raised to rear with a swimming pool.

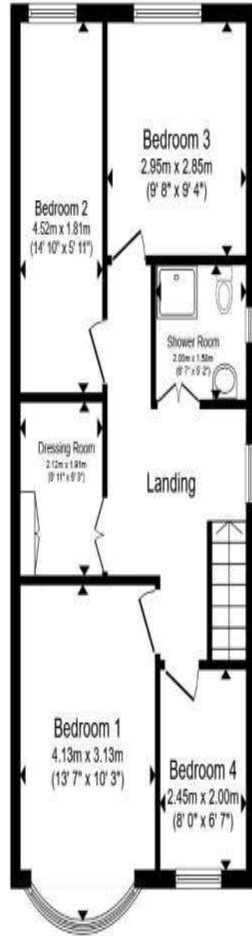
#### **Outbuilding**

21' 4" x 7' 3" ( 6.50m x 2.21m )

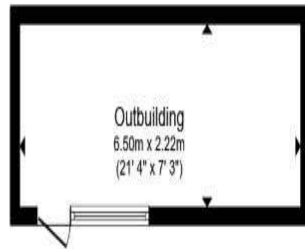
Brick built outbuilding to rear.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 126.5 m<sup>2</sup> (1,361 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](http://www.propertybox.io)



**welcome to**  
**Downton Rise,**  
**Rumney Cardiff**

- Traditional Bay Fronted Semi Detached Family Home
- Four Bedrooms
- Two Reception Areas
- Fitted Kitchen Area/Dining Area
- First Floor Wet Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of

**£315,000**



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Property Ref:  
ROA114680 - 0003

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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)