



## Pwllmawr Avenue, offers in excess of £325,000

- Council Tax Band - E
- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Great Location
- Converted Garage into a Studio/Gym
- Private Garden
- EPC Rating: E



 3  1  2



## About the property

A spacious semi-detached family home on Pwllmawr Road, Rumney, offering three double bedrooms, two reception rooms, a downstairs WC, and a converted garage used as a studio/gym. Close to shops, schools, bus routes, and with easy access to the M4 and A48, this property offers comfort and convenience.

## Accommodation

### Entrance

### Lounge

20' 9" x 11' 1" max ( 6.32m x 3.38m max )

### Diner

12' 4" x 9' 8" ( 3.76m x 2.95m )

### Kitchen

13' 4" x 11' 4" ( 4.06m x 3.45m )

### Studio

22' 3" x 9' 8" ( 6.78m x 2.95m )



13' 7" x 9' 8" ( 4.14m x 2.95m )

### Bedroom One

13' 1" x 10' 9" ( 3.99m x 3.28m )

### Bedroom Two

12' 1" x 9' 8" ( 3.68m x 2.95m )

### Bedroom Three

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## Floorplan



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