

Quarry Dale,

£300,000

- OFF ROAD PARKING
- SPACIOUS REAR GARDEN
- CONVERTED LOFT ROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE PROXIMITY TO LOCAL AMENITIES
- NO CHAIN
- EPC Rating: D



3 1 2

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About the property

Take a look at this spacious and beautifully presented three-bedroom family home, complete with a versatile converted loft room, ideally situated on the highly sought-after Quarry Dale in Rumney. Perfectly positioned close to local shops, reputable schools and excellent transport links, this fantastic property offers space, flexibility and convenience in equal measure.

The accommodation briefly comprises a generous lounge/diner, convenient downstairs WC, fitted kitchen, family bathroom, three well-proportioned bedrooms and a superb converted loft room, ideal as a home office, playroom, hobby room or additional living space. Outside, the property benefits from a private rear garden and off-road parking to the front.

A fantastic family home offering flexible living space in a prime location. Early viewing is highly recommended. For further details or to arrange a viewing, please call us on 02920 792888.

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

Lounge / Diner

24' 11" x 11' 10" (7.59m x 3.61m)

Kitchen

10' 4" max x 9' max (3.15m max x 2.74m max)

W/ C

Bedroom One

11' 10" max x 10' 5" max (3.61m max x 3.17m max)

Bedroom Two

11' 11" max x 10' 5" max (3.63m max x 3.17m max)

Bedroom Three

8' 5" max x 7' 3" max (2.57m max x 2.21m max)

Bathroom

9' 2" max x 5' 11" max (2.79m max x 1.80m max)

Loft Room

18' 9" max x 11' 8" max (5.71m max x 3.56m max)

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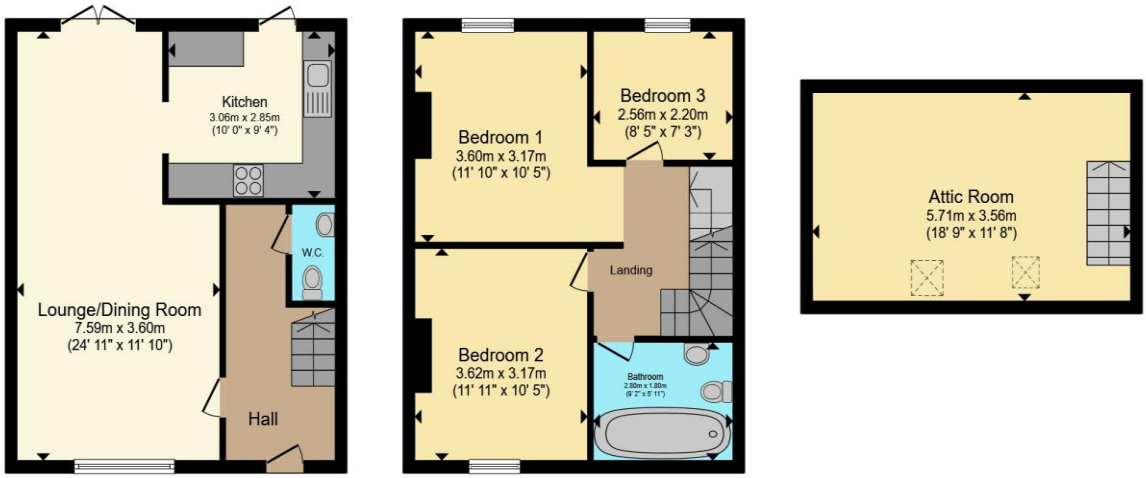
Floorplan



Total floor area 106.1 m² (1,142 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

Important Information

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