



**Washford Avenue, Llanrumney Cardiff CF3 5QA**

**welcome to**

## **Washford Avenue, Llanrumney Cardiff**

A delightful home in a sought-after location, offering three generously sized bedrooms, two bright and versatile reception rooms, and a well-appointed fitted kitchen. The property benefits from enclosed gardens and off-road parking, and is conveniently situated close to local shops and amenities.

### **Ground Floor**

#### **Entrance**

Via door giving access into:

#### **Hallway**

Stairs giving access to the first floor, access through to ground floor rooms, radiator.

#### **Dining Room**

12' 8" x 9' 5" ( 3.86m x 2.87m )

Double glazed window to the front aspect, radiator, power points.

#### **Lounge**

13' 5" x 12' 4" ( 4.09m x 3.76m )

Large double glazed patio doors giving access to the rear garden, radiator, power points.

#### **Kitchen**

10' 1" x 8' 5" ( 3.07m x 2.57m )

Double glazed window to the rear aspect and door giving access to the rear garden, Fitted wall and base units with co-ordinating work surfaces over incorporating sink unit and drainer, space and point for gas cooker, power points.

#### **Shower Room/Utility**

Obscured window to front aspect, shower cubicle, pedestal wash hand basin and low level w.c, wall mounted boiler.

### **First Floor**

#### **Landing**

Doors to all first floor rooms, loft access.

#### **Bedroom One**

14' 1" x 12' 10" ( 4.29m x 3.91m )

Double glazed window to the front aspect, radiator, power points.

#### **Bedroom Two**

13' 5" x 10' 3" ( 4.09m x 3.12m )

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

#### **Bedroom Three**

11' 8" x 7' 11" ( 3.56m x 2.41m )

Double glazed window to front aspect, radiator, power points.

#### **Bathroom**

2 Piece suite comprising low level wc and wash hand basin, obscured window to the rear aspect.

#### **Separate Wc**

Obscured window to rear aspect, low level wc.

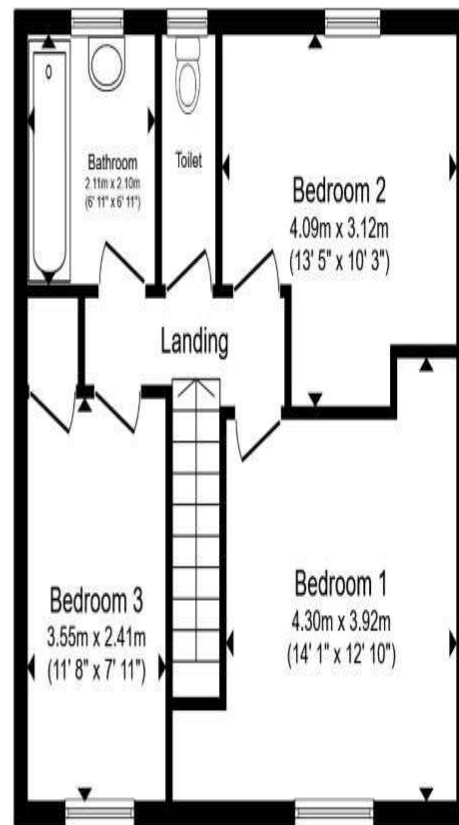
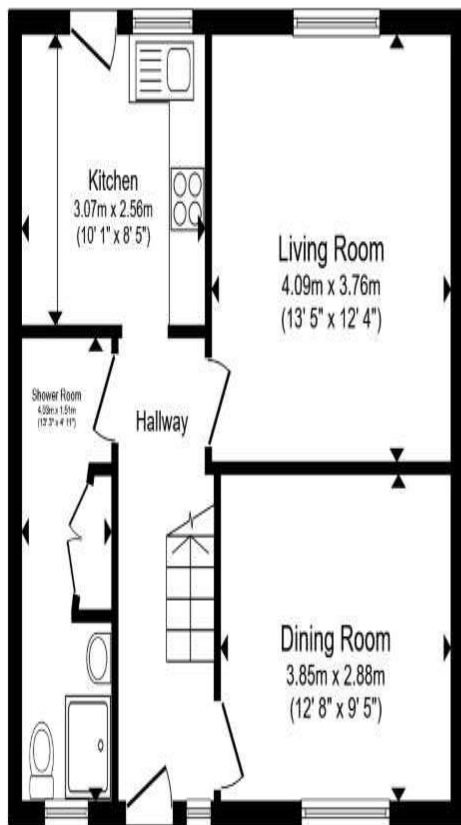
### **Outside**

#### **Front**

Mainly paved which provides off road parking.

#### **Rear Garden**

A good size garden which is enclosed by fencing, laid to lawn, paved patio area.



**Ground Floor**

**First Floor**

Total floor area 96.6 m<sup>2</sup> (1,040 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)

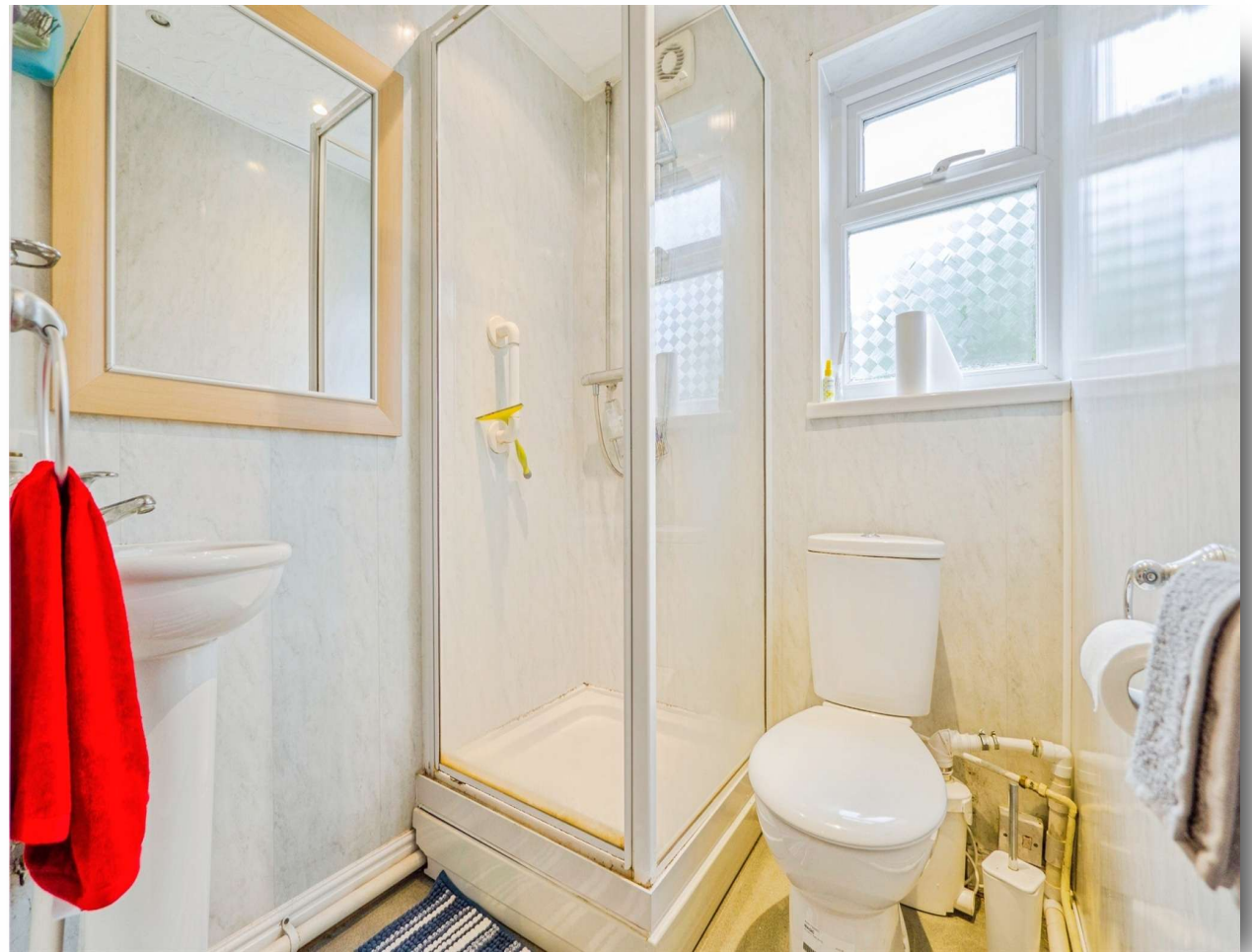


**welcome to**  
**Washford Avenue,**  
**Llanrumney Cardiff**

- End Link Home
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£230,000**



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Property Ref:  
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