



Downton Rise, Rumney Cardiff CF3 3BH

welcome to

Downton Rise, Rumney Cardiff

No Onward Chain - Bay-Fronted Home in Rumney - A

Well-located semi-detached family home close to shops, schools and transport links. Features two reception rooms, a kitchen/diner, four bedrooms and a wet room, plus an enclosed garden and brick outbuilding. Internal Viewing Highly Recommended!

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.

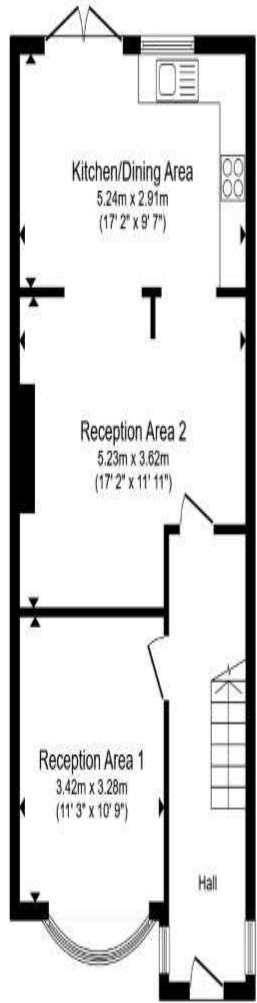
Rear Garden

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

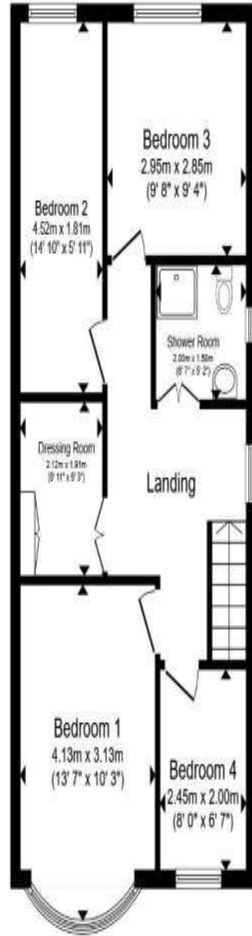
Outbuilding

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

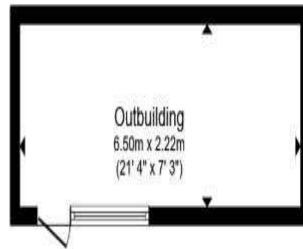
Brick built outbuilding to rear.



Ground Floor



First Floor



Outbuilding

Total floor area 126.5 m² (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



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
£325,000



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Property Ref:
ROA114680 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk