



Abergele Road, Rumney Cardiff CF3 1RS

welcome to

Abergele Road, Rumney Cardiff

A well-presented three-bedroom semi-detached home in the popular area of Rumney, close to local amenities, schools and transport links. Benefiting from a lounge, fitted kitchen, enclosed rear garden, driveway parking and detached garage. Ideal for families and first-time buyers. Viewing recommended.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Laminate flooring and access to:

Lounge

17' 9" Max x 15' 8" (5.41m Max x 4.78m)

Double glazed window to front aspect, radiator, laminate flooring, stairs rising to first floor and built in understairs cupboard.

Kitchen

15' 8" x 10' 8" (4.78m x 3.25m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven and grill, spaces for washing machine and fridge/freezer, radiator, tiled flooring, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

13' 7" x 9' 3" (4.14m x 2.82m)

Double glazed window to front aspect, radiator and fitted wardrobe.

Bedroom Two

10' 11" x 8' 4" (3.33m x 2.54m)

Double glazed window to rear aspect and radiator.

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

Double glazed window to rear aspect and radiator.

Shower Room

Fitted with a three piece suite comprising electric shower, wash hand basin inset to vanity unit, WC, radiator, tiled flooring and double glazed window to side aspect.

Second Floor

Loft Room

Ladder for access and boarded floor.

Outside

Front

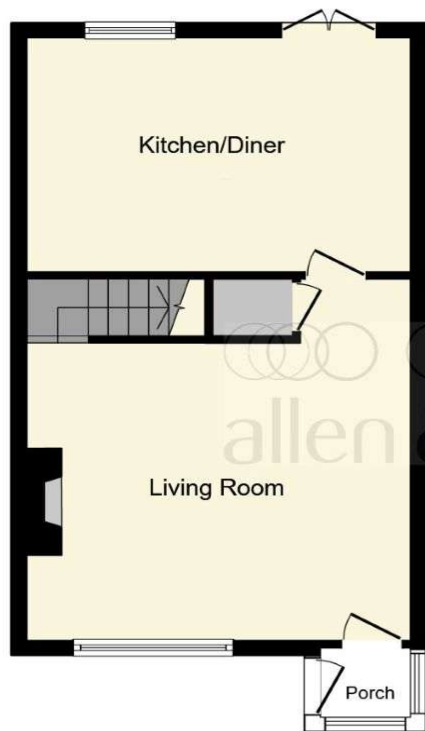
Driveway providing off street parking.

Rear Garden

Enclosed with paved area, stone chipping's and decking.

Detached Garage

With electric roller door.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Abergele Road,
Rumney Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Shower Room

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

£260,000



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Property Ref:
ROA114958 - 0003

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