

Pwllmawr Avenue
Rumney
Cardiff
CF3

£285,000



- Semi Detached Property
- Three Bedrooms
- Open Plan Kitchen/Diner
- Two Reception Rooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking Via Driveway
- EPC Rating: TBC
- Council Tax Band: E



Ref: PRA11797

Viewing Instructions: Strictly By Appointment Only

General Description

OFFERS IN EXCESS OF £285,000 Welcome to a truly enchanting family home that seamlessly combines modern comfort with timeless charm. Nestled within easy reach of local amenities, bus routes, and major transport links, this residence is more than a house; it's a warm and inviting haven for family living.

This beautiful abode features three generously proportioned bedrooms, each providing a cosy retreat for family members. The tastefully decorated family bathroom adds a touch of luxury to daily routines, creating a soothing atmosphere for relaxation.

The heart of this home lies in its open plan kitchen/diner, boasting a shaker-style kitchen, a pitched ceiling adorned with Velux windows, and lovely bi-fold doors that open to the rear garden. Imagine the joy of family gatherings, laughter, and shared meals in this delightful space. The rear garden beckons for outdoor play and moments of quiet reflection; with its slate patio area, recessed lights to the soffits, and a luscious lawn, leading to a further patio with a pergola.

As you explore the interior, the property unfolds with a ground floor WC, a living room that opens through an archway to the 'Toy Room' – a versatile space with the charming touch of a preserved serving hatch. The large windows and high ceilings frame each room, bathing the entire home in natural light and enhancing its welcoming ambiance. With off-road parking to the front, this family home not only offers convenience but also radiates a unique charm that sets it apart. Every corner of this residence speaks to the warmth and character that make it an ideal setting for creating cherished family memories.

Come and experience this charming family home – a place where modern amenities blend seamlessly with a timeless appeal! Call us on 02920797919!!!

Accommodation



Front

Ample sized driveway providing off road parking for multiple cars, decorative shrubs with pathway leading to front door.

Entrance

Entered via PVC door into hallway, tiled floor, painted walls and ceiling, window to front.



Ground Floor WC (3' 10" Max x 2' 06" Max) or (1.17m Max x 0.76m Max)

Suite compromising of close couple WC, corner wall mounted wash hand basin, tiled splash back, tiled floor, painted walls and ceiling.



Kitchen/Diner (17' 03" Max x 18' 0" Max) or (5.26m Max x 5.49m Max)

Fitted kitchen comprising of a range of wall and base units, composite sink with mixer tap set upon complimenting work surface, space for large stand alone oven, fitted chimney style extractor fan above, tiled floor, mix of tiled and painted walls, painted ceiling with recessed spot lights, pitched ceiling with two velux windows, window to rear aspect and bi-fold doors lead out to garden.



Living Room (10' 08" Max x 13' 02" Max) or (3.25m Max x 4.01m Max)

Windows to front and side aspect, feature fireplace, hard wood flooring, radiator, painted walls and ceiling.



Lounge (11' 04" Max x 10' 08" Max) or (3.45m Max x 3.25m Max)

Enter via arch opening, two windows to front aspect, hard wood flooring carried on from living room, painted walls with one featured papered wall, painted ceiling, radiator.



Bedroom 1 (9' 05" Max x 14' 09" Max) or (2.87m Max x 4.50m Max)

Window to front aspect, painted walls and ceiling, exposed floorboards that have been painted , radiator, feature fireplace.



Bedroom 2 (7' 08" Max x 9' 09" Max) or (2.34m Max x 2.97m Max)

Window to side aspect, painted walls and ceiling, carpet flooring, radiator.



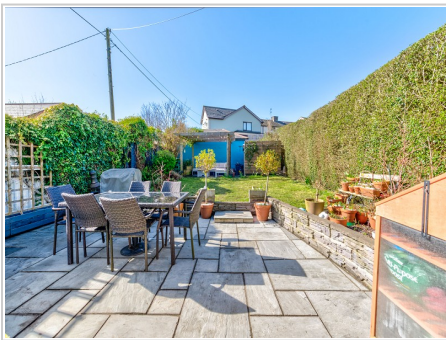
Bedroom 3 (12' 04" Max x 6' 09" Max) or (3.76m Max x 2.06m Max)

Window to front aspect, painted walls with feature papered wall, painted ceiling, carpet flooring, radiator.



Bathroom (11' 01" Max x 4' 07" Max) or (3.38m Max x 1.40m Max)

Suite compromising of panelled bath, mains operated wall mounted shower with glass side screen, close couple WC, pedestal wash hand basin, metro style tiled splashback, remainder of walls are painted, tiled flooring, painted ceiling, wooden corner unit housing boiler, heated towel rail.



Rear Garden

Bi-folding doors lead out to the enclosed rear garden, slate patio area, steps up to lawn. To the rear there is a further patio area, where a feature pergola can be found with privacy screen to side. Hedge borders. Recessed spotlights to soffits. Side access to front.

Services

Mains electricity, mains water, mains gas, mains drainage

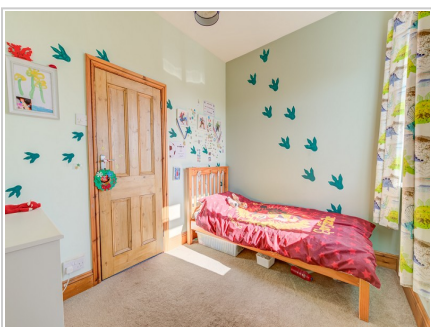
EPC Rating:71

Tenure

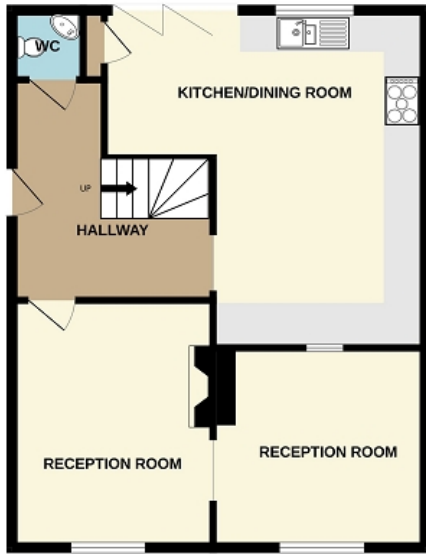
We are informed that the tenure is Freehold

Council Tax

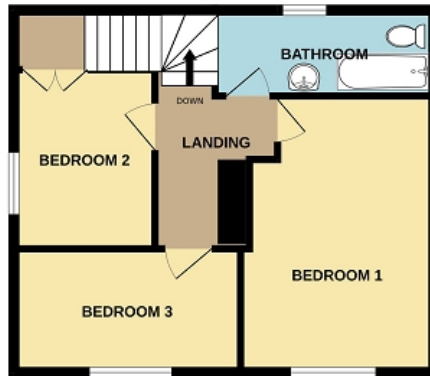
Band E



GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 6/2024

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales EU Directive 2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.