

70 Witla Court Road,  
Rumney, Cardiff, CF3 3LU



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

£270,000



Semi Detached House

3

2

2

3

# Property Description

Beautifully present, modern and completely move in ready! Situated on a quite cul de sac in Rumney this three bedroom semi detached property is a MUST SEE. The home offers three reception rooms, two bathrooms and three bedrooms. Outside storage shed and garage can also be found a driveway for parking. MUST BE SEEN TO BE APPRICATED.

Tenure Freehold

Council Tax Band D

Floor Area Approx 850 sq ft

Viewing Arrangements  
Strictly by appointment

## DESCRIPTION

MGY are delighted to offer for sale this impressive semi detached house, much improved by the present owners. The accommodation briefly comprises spacious porch, lounge opening to dining room, kitchen, conservatory and shower room to the ground floor. On the first floor there are 3 bedrooms and a modern bathroom. Outside storage shed and garage, front and rear gardens and a driveway. Viewing highly recommended.

## LOCATION

The property is located in the popular area of Rumney on the East side of Cardiff. The property is within close proximity of the shops and amenities at Newport Road, and there is easy access to the M4.

## PORCH

Entered via composite door with inset obscured double glazed panels . Luxury vinyl flooring. Radiator. Glazed doors to :-

## LOUNGE

12' 6" x 13' 9" (3.82m x 4.21m)  
Large double glazed window to front. Spotlights to ceiling. 2 Radiators. Stairs to first floor. Nest Thermostat. Archway to :-

## DINING ROOM

10' 9" x 8' 11" (3.30m x 2.72m)  
Double glazed uPVC French doors to rear garden. Spotlights to ceiling. Radiator. Door to :-

## KITCHEN

9' 11" x 7' 3" (3.04m x 2.23m)  
Double glazed uPVC window to side. Vinyl flooring. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Built in oven and grill. Plumbing and space for washing machine. Space for fridge / freezer. Spotlights to ceiling. Double glazed uPVC door to :-

## CONSERVATORY

15' 3" x 7' 11" (4.67m x 2.42m)  
UPVC double glazed window's to side and rear. Tiled floor. Double glazed uPVC door to rear garden. Space for tumble dryer. Door to :-

## SHOWER ROOM

6' 11" x 4' 9" (2.13m x 1.47m)  
Obscured double glazed uPVC window to rear. Tiled floor. Tiled shower cubicle with electric shower, w.c, wall hung wash hand basin with hot and cold taps.

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## FIRST FLOOR

### STAIRS & LANDING

Double glazed uPVC window to side. Access to loft space via pull down ladder.

### BEDROOM ONE

9' 11" x 12' 11" (3.03m x 3.94m)

Double glazed uPVC window to front. Nest Thermostat. Radiator.

### BEDROOM TWO

10' 11" x 9' 11" (3.34m x 3.04m)

Double glazed uPVC window to rear. Radiator.

### BEDROOM THREE

9' 9" x 6' 5" (2.99m x 1.98m)

Double glazed uPVC window to front. Radiator. Airing cupboard with storage, shelving and radiator.

### BATHROOM

6' 3" x 5' 5" (1.93m x 1.66m)

A lovely modern bathroom with fully tiled walls and floor. Obscured double glazed uPVC window to rear. Jacuzzi bath with mains shower over, vanity enclosed wash hand basin with mixer tap and cupboards below, w.c. Chrome heated towel rail.

### OUTSIDE

REAR- Decked, lawned and paved areas. Storage shed and double glazed uPVC door to garage.

FRONT- Up and over door to garage. Lawned area. Driveway.

GARAGE. Up and over door to front. Double glazed uPVC door to rear. Power and lighting. Gas combi boiler.

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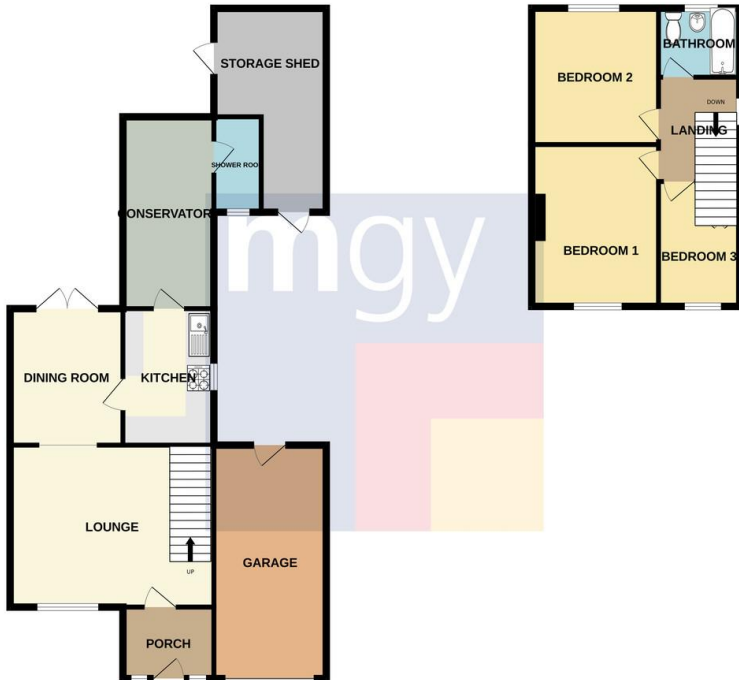
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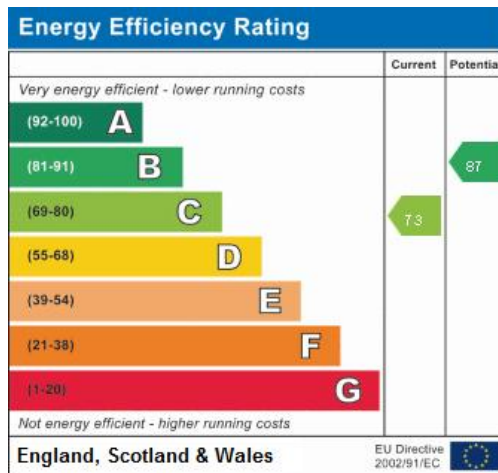
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GROUND FLOOR

1ST FLOOR



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