

Hogg & Hogg

Estate Agents

3 Ty Fry Road, Rumney, Cardiff, CF3 3JJ

£295,000



www.hoggandhogg.wales



Property Description

Presented to a very high standard throughout, a traditional semi-detached family home located on a favoured road in Rumney. This exceptional three bedroom property has been much improved and tastefully decorated by the current owners. To the ground floor is the entrance hallway with ample under stair storage, stunning living room, dining room open to a sun room and modern kitchen. To the first are the three bedrooms and contemporary bathroom. Driveway for two cars to the front and easy maintenance enclosed garden to the rear. A stones throw from the many and varied local shops in Rumney Village. Quick and easy access to the A48. Excellent bus links to the City Centre.

ENTRANCE HALL

Entered via newly fitted security front door with stained glass window to the side into the welcoming hallway with traditional black and white tiled floor. Radiator. Carpeted staircase with balustrade to the first floor. Two understair storage cupboards. Access to ground floor rooms.



LIVING ROOM

12' 4" x 11' 4" (3.76m x 3.45m)

Bright living room with bay window to the front aspect. Stunning herringbone block tiled original flooring. Ornate fire surround with gas coal effect fire. Radiator.

DINING ROOM

11' 10" x 11' 4" (3.61m x 3.45m)

Spacious dining room with herringbone wood block tiled flooring. Fire surround with gas coal effect fire. Open to Sun room.

SUN ROOM

8' 8" x 7' 8" (2.64m x 2.34m)

Delightful sun room with window to the rear aspect overlooking the lovely rear garden. Radiator. Laminate flooring. Door to kitchen.

KITCHEN

15' 10" x 8' 8" (4.83m x 2.64m)

Sunny kitchen with dual aspect windows. Matching range of wall and floor units with worktops over. Stainless steel sink unit with drainer and mixer tap. Space for white goods. Tiled floor and tiled splash backs. Half glazed door opening onto garden.

FIRST FLOOR LANDING

Approached via carpeted staircase with continuation of flooring throughout landing. Access to all bedrooms and bathroom.

BEDROOM ONE

14' 4" x 11' 2" (4.37m x 3.4m)

Bay window to the front aspect. Built in wardrobes and cupboards with dressing table. Radiator. Carpeted flooring.

BEDROOM TWO

11' 6" x 10' 5" (3.51m x 3.18m)

Further double bedroom with window to the rear aspect. Built in double cupboard housing Worcester combi boiler (annually serviced). Radiator. Carpeted



flooring.

BEDROOM THREE

7' 9" x 6' 3" (2.36m x 1.91m)

Third bedroom with window to the front aspect. Radiator. Carpeted flooring.

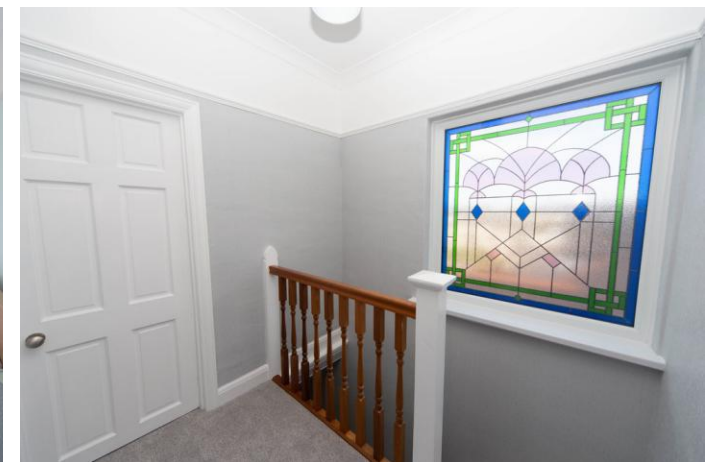
BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m)

Gorgeous bathroom comprising paneled p-shaped bath with shower over and glass shower screen, wash hand









basin in vanity storage unit, close coupled w.c. Tiled splash areas. Heated towel rail. Obscured window to the rear aspect. Attic hatch to part boarded attic space.

FRONT GARDEN

Easy maintenance front garden with area laid to slate chippings. Border hedge. Paved driveway to the side for two cars.

REAR GARDEN

Deceptively spacious enclosed rear garden with paved wide patio entertaining area. Lawned area with further relaxation area beyond. Walled and fenced boundaries with established plants and shrubs.

ADDITIONAL INFORMATION

Info to be verified by your legal representative.

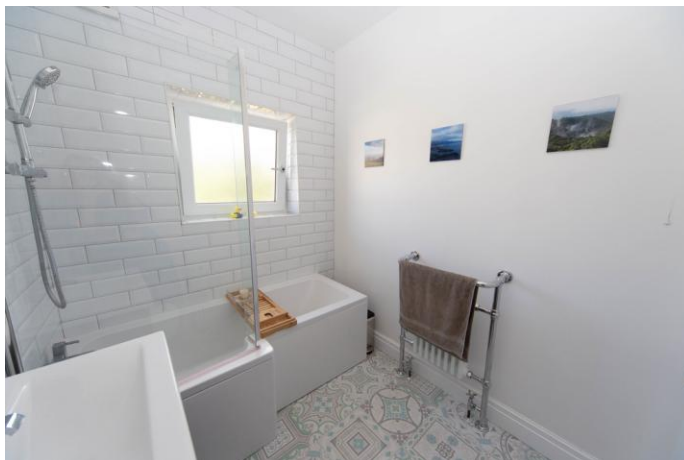
Freehold Property

Council Tax Band E

EPC Rating D

Double Glazed throughout

Gas Central Heating via Worcester Combi Boiler
(annually serviced)



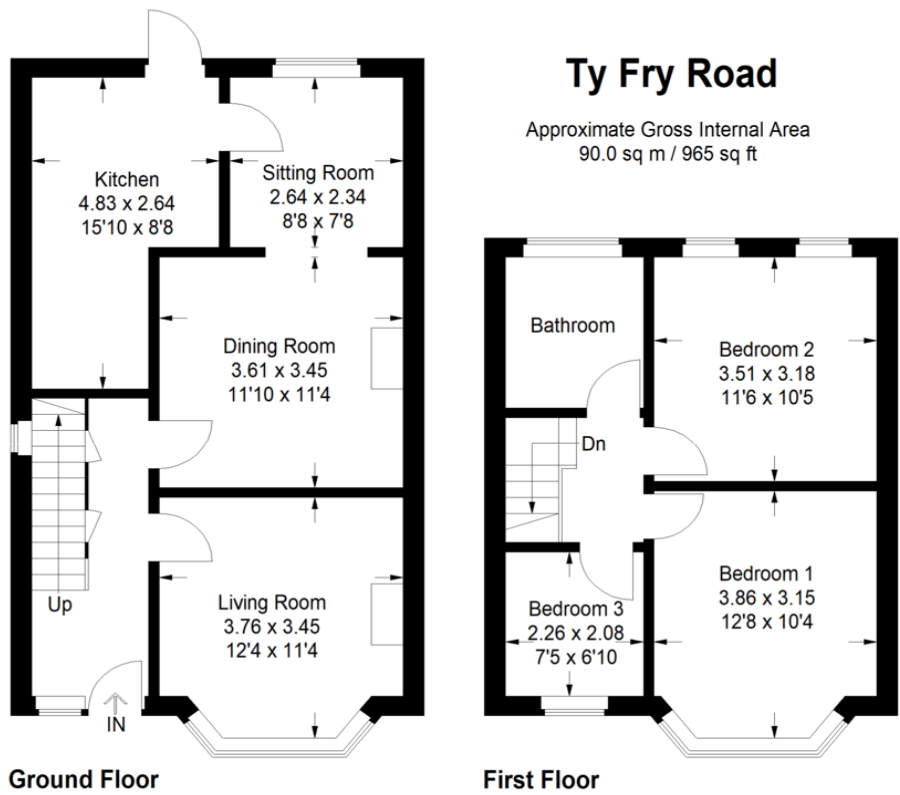


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Contact Us

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