

75 Barmouth Road,  
Rumney, Cardiff, CF3 3LA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£265,000**



Mid Terraced House



# Property Description

This three bedroom family home situated in the Rumney area of Cardiff. The mid terraced property comprises of hallway, living room, kitchen/diner, downstairs cloakroom, three bedrooms and bathroom. Outside rear garden and off road parking to the front for two cars.

Tenure Freehold

Council Tax Band

Floor Area Approx

Viewing Arrangements  
Strictly by appointment

## LOCATION

This property is located in the popular location of Rumney with many shops and amenities and in close proximity to Newport Road. Easy access to the City centre and the M4 links.

## HALLWAY

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Understairs storage cupboard. Doors leading to kitchen and lounge. Carpeted stairs leading to first floor

## LOUNGE

14' 6" x 10' 11" (4.42m x 3.33m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

## KITCHEN/DINER

18' 0" x 10' 0" (5.50m x 3.06m)  
Fitted with a modern high gloss white range of base and eye units with laminate worktops over. Built in oven, gas hob and cooker hood over. Inset one and a half bowl sink unit plus drainer. Space for washing machine and free standing fridge/freezer. Tiled flooring with smooth walls and ceiling and finished with spot lighting. Space for table and chairs. Upvc double

glazed window to rear and french's doors leading to rear garden. Door leading to cloakroom.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Combi boiler wall mounted to external wall.

## LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Loft hatch providing access to loft space. Doors leading to all first floor rooms.

## BEDROOM ONE

12' 7" x 11' 10" (3.86m x 3.62m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

## BEDROOM TWO

14' 7" x 8' 3" (4.47m x 2.54m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Built in double wardrobes. Upvc double glazed window to rear

## BEDROOM THREE

9' 3" x 8' 0" (2.83m x 2.44m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Single storage cupboard over stairs. Upvc double glazed window to front.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and a central light pendant. Upvc double glazed obscure window to rear

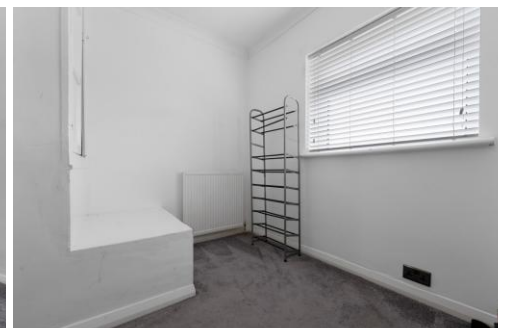
## OUTSIDE

REAR GARDEN - Laid mainly to lawn with raised patio area.

FRONT GARDEN - Key block driveway with space for two parked cars.



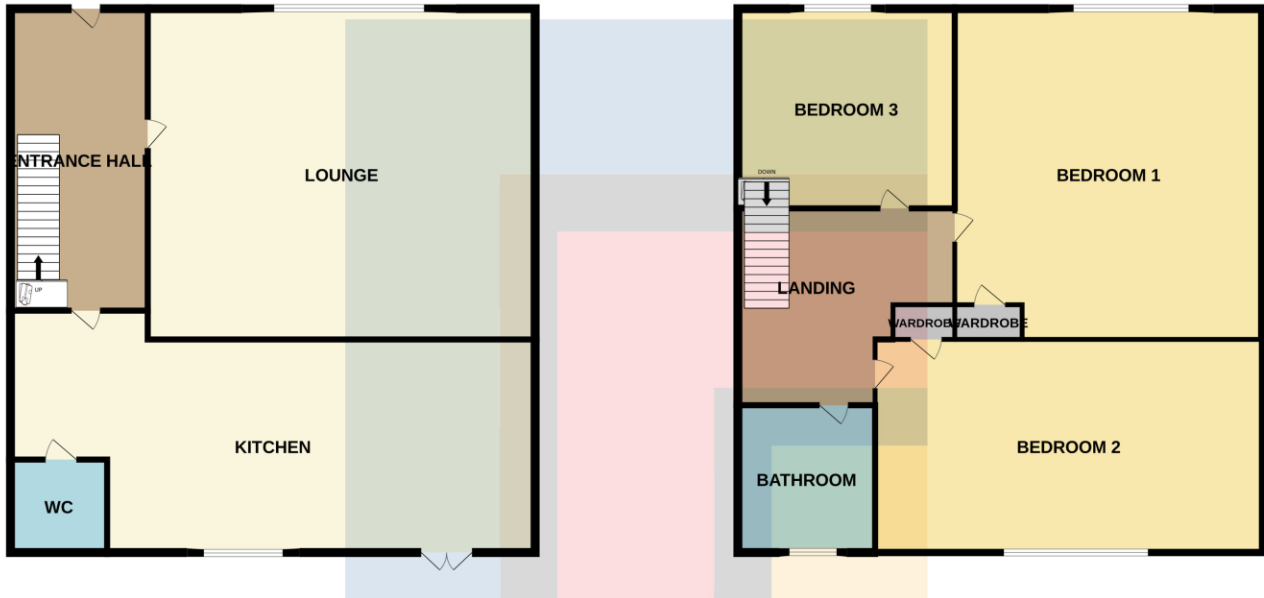
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GROUND FLOOR

1ST FLOOR



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