



Heol Telerch, Rumney Cardiff CF3 3LJ

welcome to

Heol Telerch, Rumney Cardiff

Well-presented three-bed semi in popular Aspen Grove, Rumney. Features lounge, modern kitchen/diner, downstairs WC, master with en-suite and family bathroom. Benefits include ground-source heat pump with battery, enclosed rear garden, EV charger and driveway parking.

Ground Floor

Entrance

Via a double glazed composite from door into:

Hallway

Stairs rising to first floor, Amtico flooring, built in understairs storage, ground storage heat pump, radiator and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, heated towel rail, Amtico flooring and double glazed window to front aspect.

Lounge

16' 4" x 10' 8" (4.98m x 3.25m)

Double glazed window to rear aspect, double glazed French doors providing access to rear garden, Amtico flooring, built in cupboard housing battery, radiator and powerpoints.

Kitchen Area/ Dining Area

16' 1" x 9' 1" (4.90m x 2.77m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, space for washing machine, integrated dishwasher and fridge/freezer, radiator, double glazed window to front aspect and opens to dining area with space for table and chairs.

First Floor

Landing

Loft access, built in airing cupboard housing tank and doors providing access to:

Bedroom One

12' 10" x 9' (3.91m x 2.74m)

Double glazed window to rear aspect, radiator, Amtico flooring, fitted wardrobe with sliding mirrored doors and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail, vinyl flooring, partially tiled walls, spotlights and double glazed window to side aspect.

Bedroom Two

9' 9" x 9' (2.97m x 2.74m)

Double glazed full length window to front aspect, Amtico flooring and radiator.

Bedroom Three

10' 9" Max x 7' Max (3.28m Max x 2.13m Max)

Double glazed window to rear aspect, radiator, Amtico flooring and space for full height wardrobes.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, partially tiled walls, heated towel rail, extractor, vinyl flooring and double glazed obscure window to front aspect.

Outside

Front

Planted beds with path leading to front entrance, driveway and electric car charger to side providing off street parking.

Rear Garden

Enclosed with patio area, area laid to lawn, gated side access and wooden shed to remain.

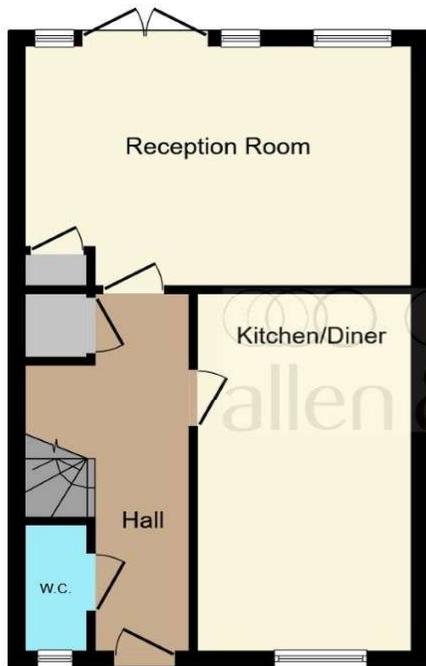
Additional Information

Other Property Information

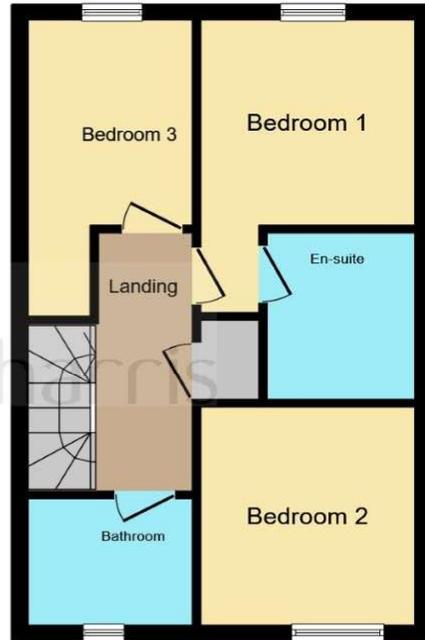
We have been advised by the vendors that there are solar panels installed on the roof and sprinklers installed in every room.

Management/Service Charges

The vendor has advised that approx. £350 per annum is paid, which includes the heat pump service.



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
Heol Telerch,
Rumney Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge and Downstairs WC
- Fitted Kitchen Area/ Dining Area

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

£335,000



view this property online allenandharris.co.uk/Property/ROA114433



Property Ref:
ROA114433 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk