



Laugharne Avenue, Rumney Cardiff CF3 3HZ

welcome to

Laugharne Avenue, Rumney Cardiff

An opportunity to purchase this lovely home with substantial rear and side gardens which is perfect for those who are either looking for a property with a huge garden or someone looking to extend or develop. Viewing is highly recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Three understairs storage cupboards, radiator and access to:

Lounge

14' 7" x 10' 10" (4.45m x 3.30m)

Double glazed window to front aspect, radiator and media wall with electrics for TV and sound bar.

Reception Room/4th Bedroom

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to side aspect, radiator, vinyl flooring, built in wardrobes and access to:

Study

5' 11" x 5' 3" (1.80m x 1.60m)

Double glazed window to side aspect, heated towel rail, radiator, extractor fan and vinyl flooring.

Kitchen

18' x 10' 5" (5.49m x 3.17m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for gas 'Range' cooker and fridge/freezer, integrated washing machine and dishwasher, cooker hood, breakfast bar, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin inset to vanity unit and double glazed window to rear aspect.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

12' x 11' (3.66m x 3.35m)

Double glazed window to front aspect, radiator and built in wardrobe with sliding doors.

Bedroom Two

14' 8" x 8' 6" (4.47m x 2.59m)

Double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Three

9' 3" Max x 7' 11" Max (2.82m Max x 2.41m Max)

Double glazed window to front aspect, radiator, lvt flooring and bulkhead storage over the stairs.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, vinyl flooring, extractor, built in cupboard housing combi boiler and double glazed window to rear aspect.

Outside

Front

Driveway providing off street side by side parking.

Rear Garden

A substantial landscaped corner plot with lawned areas to side, artificial grass area, porcelain patio with pergola and flat roof, outside tap, hard wired electric for hot tub, six sockets, gated side access and wooden shed to remain.



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
Laugharne Avenue,
Rumney Cardiff

- Semi Detached Home
- Lounge
- Reception Room Two/ Bedroom 4
- Study and Fitted Kitchen
- Downstairs WC
- First Floor Shower Room
- A Substantial Landscaped Corner Plot
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£270,000



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Property Ref:
ROA114695 - 0004

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