Castle Rise, Rumney, Cardiff. CF3

220,000

- Detached
- Garage
- Driveway
- No onward chain
- OFFERS IN EXCESS OF

Ref: PRA11195

Viewing Instructions: Strictly By Appointment Only
General Description

Set in a popular and sought after location is this detached residence comprising of a cloakroom, lounge, kitchen, three bedroom and a bathroom, the property further benefits from double glazing and gas heating to the radiators and a driveway leading to the attached garage. OFFERS IN EXCESS OF

Accommodation

Entrance

Entered via a upvc front door with double glazed inserts into the hallway which has a radiator and stairs to the first floor.

Cloakroom

Comprising of a low level w.c, wall mounted sink unit, radiator and a double glazed window to the front.

Lounge (11' 04" x 16' 0" ) or (3.45m x 4.88m)

Textured and coved ceiling, papered walls, two radiators, gas fire with a brick surround, a double glazed window and double glazed french doors to the rear.

Kitchen (11' 08" x 9' 01" ) or (3.56m x 2.77m)

Fitted with a matching range of floor and wall units, stainless steel with drainer and taps, space for a cooker and fridge freezer, plumbing for a washing machine, textured ceiling, painted walls, splashback tiles, floor tiles, double glazed window to the front and a upvc double glazed door to the side.

Landing

Airing cupboard, loft access and a double glazed window to the side.

Bedroom 1 (12' 03" x 9' 01" ) or (3.73m x 2.77m)

Textured ceiling, papered walls, radiator, carpeted floor and a double glazed bay window to the front

Bedroom 2 (10' 11" x 9' 02" ) or (3.33m x 2.79m)

Textured ceiling, papered walls, radiator, carpeted floor and a double glaced window to the rear.

Bedroom 3 (8' 08" x 6' 05" ) or (2.64m x 1.96m)

Textured ceiling, painted walls, radiator, carpeted floor and a double glazed window to the rear.
Bathroom

Panelled bath, low level w.c, pedestal sink unit, textured ceiling, half tiled walls, radiator, vinyl flooring and a double glazed window to the front.

Outside

To the front of the property is a well maintained garden and a driveway leading to the attached garage and to the rear is a well maintained fence enclosed garden with a patio area.

Services

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified
All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.