



Croyde Avenue, Llanrumney Cardiff

£240,000

- Council Tax Band - C
- Three Bedrooms
- Large Enclosed Garden
- Close to Amenities
- EPC Rating: C



 3  1  1



Accommodation

Entrance Hall

Enter via door to hallway. Stairs to the first floor.
Laminate flooring.

Kitchen

10' x 9' 8" (3.05m x 2.95m)
UPVC double glazed window to rear. Frosted door to rear garden. Matching wall and base units. Stainless steel sink with draining board and tap. Space for a fridge freezer and cooker. Plumbing for a washing machine. Radiator. Tiled flooring.

Lounge/ Diner

17' 8" x 10' 6" MAX (5.38m x 3.20m MAX)
UPVC double glazed windows to front and rear.
Fireplace. Radiator. Laminate flooring.

Landing

UPVC double glazed window to rear. Access to all bedrooms and bathroom. Laminate flooring.

Bedroom One

12' x 10' 1" (3.66m x 3.07m)
UPVC double glazed window to front. Storage cupboard with boiler. Radiator. Carpet.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.