Washford Avenue,

offers over £250,000

- Chain Free
- Spacious lounge
- Enclosed rear garden
- Close to local amenities and transport links
- Ideal first-time buy or family home
- EPC Rating: C

3 1 1

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About the property

A well-presented three-bedroom mid-terraced family home situated in the popular residential area of Llanrumney, offering spacious and versatile accommodation throughout. Chain Free.

The property briefly comprises an entrance hallway, a bright and welcoming lounge and kitchen providing ample space for family living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining and family enjoyment, along with a low-maintenance frontage.

Conveniently located close to a range of local amenities, schools, shops, and public transport links, with easy access to Cardiff City Centre and the surrounding road networks, this property would make an ideal first-time purchase, family home.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Accommodation

Hallway

Dining Room

12' 8" max x 9' 7" max (3.86m max x 2.92m max)

Lounge

13' 5" max x 11' 7" max (4.09m max x 3.53m max)

Kitchen

10' max x 8' max (3.05m max x 2.44m max)

Utility

Bedroom One

12' 10" max x 11' 3" max (3.91m max x 3.43m max)

Bedroom Two

13' 5" max x 10' 4" max (4.09m max x 3.15m max)

Bedroom Three

11' 9" max x 7' 9" max (3.58m max x 2.36m max)

Shower Room

Toilet

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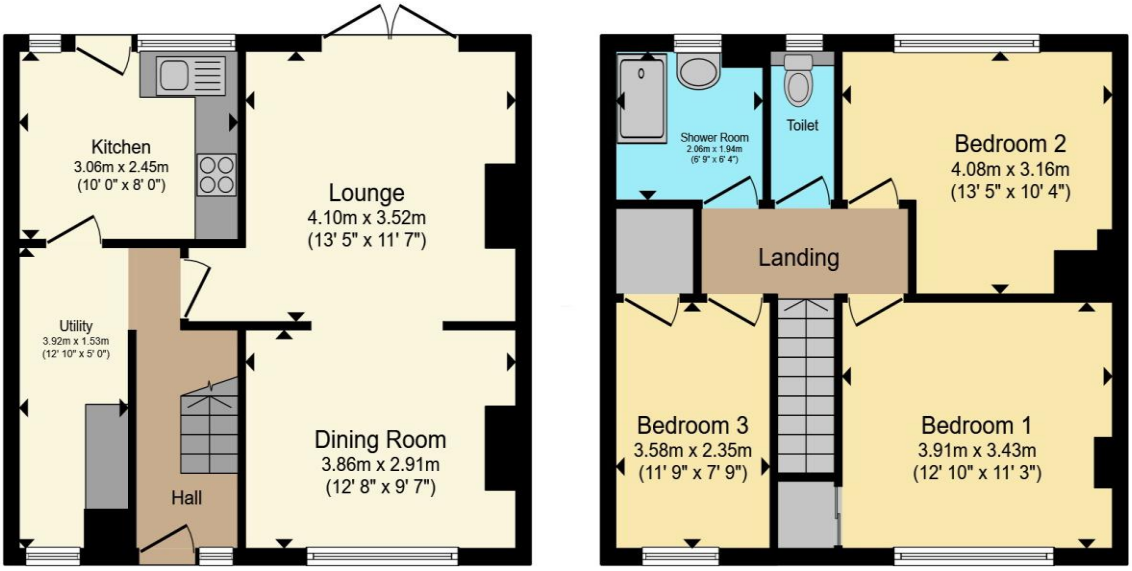
Floorplan



Ground Floor **First Floor**

Total floor area 89.8 m² (966 sq.ft.) approx

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