



Bampton Road, Llanrumney Cardiff

£250,000

- Council Tax - Band C
- Three Bedrooms
- Driveway
- Large rear garden
- EPC Rating: Awaited




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Accommodation

Entrance

Enter via porch door into hallway. Stairs to the first floor. Access to the dining room and kitchen.

Kitchen

11' 8" x 9' 2" (3.56m x 2.79m)

UPVC double glazed window to rear. Matching wall and base units with gas hob and oven. Extractor fan overhead. Stainless steel one and a half bowl sink with extendable tap and draining board. Space for a fridge freezer. Door to utility space. Tiled flooring.

Utility Area

Outhouse with plumbing for a washing machine and tumble dryer.

Reception Room One

13' x 12' 9" MAX (3.96m x 3.89m MAX)

UPVC double glazed window to front. Open to reception room two. Radiator. Carpet.

Reception Room Two

11' 9" x 10' 5" (3.58m x 3.17m)

UPVC double glazed french doors to rear garden. Open to reception room one. Log burner. Radiator. Carpet.

Landing

Access to all bedrooms, bathroom and loft.

Bedroom One

11' 9" x 11' 2" MAX (3.58m x 3.40m MAX)

UPVC double glazed window to rear. Built in storage cupboard. 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.