The Overview

Property Name:
Abergele Road, Rumney, Cardiff

Price:
£220,000

Qualifier:
Asking Price

3 1 2 EPC C

The Bullet Points

- Three spacious bedrooms
- Two generous reception rooms
- Wood-effect flooring throughout
- Front garden with curb appeal
- Landing storage cupboards
- End of terrace property
- Modern kitchen with ample storage
- Family bathroom with shower over bath
- Tiered rear garden with patio
- Patio doors to rear garden

The Main Text

Situated in a convenient residential location, this three-bedroom end-of-terrace property on Abergele Road, Rumney, Cardiff, CF3 1RR is set back from the pavement and benefits from an attractive front garden, creating a welcoming first impression and added privacy.

The property is entered via the entrance hallway, which also provides useful built-in storage cupboards. From here, you step into the first reception room, currently arranged as a dining room. This is a generous space with a pleasant outlook over the front garden and finished with wood-effect flooring, offering a warm and versatile setting for family meals or entertaining.

An opening leads to the second reception room, which is equally well-proportioned and has wood-effect flooring. Patio doors open directly onto the rear garden, allowing for plenty of natural light and easy indoor-outdoor living. An archway connects this space to the kitchen, enhancing the open and sociable layout.

The kitchen is fitted with light wood cupboards complemented by black-effect worktops, providing ample cupboard and preparation space. The matching flooring from the second reception room continues into the kitchen, maintaining a cohesive finish throughout the ground floor.

Upstairs, the property offers three spacious bedrooms, all well-suited to family living, guest accommodation or home working. Additional storage cupboards are located on the landing, adding further practicality. The family bathroom comprises a bath with overhead shower, a white WC and a white wash hand basin. The walls feature stylish grey panelling to half height with white tiling above, complemented by white and grey patterned flooring.

Externally, the rear garden is a fantastic size and thoughtfully arranged over tiers. A patio area directly outside the property provides the perfect spot for outdoor seating and entertaining. Beyond this is a lawned section, with a further seating area at the top of the garden, offering multiple areas to relax.

Local Area
Situated in the popular suburb of Rumney, to the east of Cardiff, the area offers a pleasant residential setting with a strong sense of community. Residents can enjoy a selection of local shops, parks and green spaces nearby, providing opportunities for leisure and outdoor recreation. Rumney also benefits from a variety of everyday amenities, including supermarkets, cafés and healthcare facilities, while still being within easy reach of the wider attractions, retail outlets and entertainment options that Cardiff offers.

Education
The area benefits from a good selection of educational facilities catering to a range of age groups, making it a practical choice for families. There are several well-regarded primary and secondary provisions nearby, along with early years settings and childcare options. For those pursuing further study, there are colleges and higher education opportunities within the wider city, offering a broad choice of academic and vocational courses.

Transport Links
The area enjoys convenient transport links, providing easy access to the city centre and surrounding areas. Residents benefit from regular bus services connecting to key locations, while nearby road networks allow for straightforward journeys by car. Commuters also have access to main routes that link to neighbouring towns and cities, making it a practical location for both work and leisure travel.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

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The Floorplan

Ground Floor
Floor area 49.3 sq.m. (531 sq.ft.)

First Floor
Floor area 46.2 sq.m. (498 sq.ft.)

Total floor area: 95.6 sq.m. (1,029 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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