

**7 Meadvale Road, Rumney
Cardiff
CF3 1UF**

Entrance Porch

Entered via a glazed composite door. Window to front. Doors to storeroom & cloakroom W.C. ARCHWAY OPENING TO LOUNGR

Storeroom

A handy room. Radiator. Window

Cloakroom W.C.

Low level W.C. Vanity unit with wash hand basin. Window

Lounge 17'7" x 13'1"

An excellent sized reception room featuring a Period style fireplace. Open plan stairwell. Two radiators. Feature beam to ceiling. Window to front. Pair of glazed doors leading to:



Sitting Room 22'2" x 8'4"

A superb addition to the property being this very large room with windows to front & rear. Two radiators. Tudor style beams to ceiling



First Floor Landing

Doors off leading to three bedrooms & bathroom W.C. Window to side. Loft space



Bedroom One 12'11" x 7'11"

Good sized double bedroom featuring floor to ceiling mirror wardrobes. Radiator. Window to front offering pleasant views



Bedroom Two 10'8" x 7'11"

Another good-sized bedroom again featuring floor to ceiling wardrobes. Radiator. Window. Linen cupboard housing a gas combination boiler that fires domestic hot water & central heating system



Bedroom Three 9'5" x 7'5"

Single sized room. Window to front. Radiator. Closet



Bathroom W.C.

Tiled walls. Suite comprising of low-level W.C. Pedestal wash hand basin. Corner bath incorporating a mixer shower attachment over. Radiator. Windows to side & rear



Kitchen Dining Room 17'7" x 10'5"

A most light and spacious kitchen dining area housing a good selection of quality cream gloss wall & base units incorporating ample worktop space with stainless steel sink unit & mixer tap, integrated hob, double oven & extractor canopy. Tiled splash backs. Tiled floor. Patio door that leads out to rear garden. Windows to side & rear. Access to:



measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Front Garden

Large brick paved forecourt offering off road parking. Selection of mature shrubs. Timber gate to side leading to:

Rear Garden

A pretty well tended garden with paved patio area leading to lawn. Mature shrubs. Shed. Garden is enclosed by timber fencing and block wall



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with



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Offering Very Pleasant Views To Front And Perched Upon A Good Sized Plot Can Be Found This Spacious Brick Built & Extended Detached House That Would Make A Great Family Home. Accommodation Briefly Comprises Of Entrance Porch, Storeroom, Cloakroom W.C. Large 17' Lounge Featuring A Period Style Fireplace, 17' Light & Spacious Fitted Kitchen Dining Room With Oven & Hob, Separate 22' Sitting Room, Three Bedrooms (Two With Fitted Wardrobes) & Tiled Bathroom W.C. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Ample Off-Road Parking To Front. Well-Tended Rear Garden. Some Decoration Required. Quick Sale Can Be Offered!

£359,950 Freehold