

# Greenway Road

RUMNEY, CARDIFF, CF3 3HJ

GUIDE PRICE £325,000

Hern &  
Crabtree



# Greenway Road

Set along Greenway Road, this thoughtfully extended home offers a harmonious balance of character and practical living, with a layout designed for both everyday comfort and sociable occasions. From the moment of arrival, the generous frontage and considered proportions hint at the space within, where a series of interconnected rooms unfold with ease.

The ground floor flows naturally from the entrance hall into a bay fronted sitting room, where a cast iron fireplace anchors the space, before opening into a dining area that invites gathering and conversation. Beyond, the kitchen is well arranged and connects seamlessly to an extended garden room, a light filled space with a vaulted ceiling and doors opening directly onto the garden, creating a quiet retreat or an ideal setting for family life.

Upstairs, three bedrooms are arranged around a galleried landing, adding a sense of openness, while the bathroom is carefully appointed with both a freestanding bath and separate shower.

Greenway Road sits within a well regarded residential setting, convenient for local shops, cafés and everyday amenities. The area is well served by reputable schools and enjoys access to nearby green spaces, offering opportunities for walking and recreation. Transport links are easily accessible, with road connections and nearby rail services providing straightforward routes into Cardiff city centre and beyond, making this location both practical and appealing for a range of buyers.

The gardens complete the home, offering a private and enclosed setting with space to relax, entertain and enjoy the seasons.



# 1517.00 sq ft

## Entrance Hall

Approached via a double glazed entrance with matching windows to either side, the welcoming hallway features wood laminate flooring, a radiator, stairs rising to the first floor and an understairs storage cupboard. Doors lead to all principal ground floor rooms, including the cloakroom.

## Cloakroom

Fitted with a WC and wash hand basin, radiator and a double glazed window to the side. Finished with laminate flooring and partially tiled walls.

## Sitting Room

Accessed from the hallway, this front-facing reception room features a double glazed bay window, radiator and wood laminate flooring. A cast iron fireplace with wooden mantelpiece provides a focal point.

## Living Room / Dining Room

An open-plan space connecting seamlessly via wooden French doors. The living area benefits from a double glazed bay window to the front, radiator and continuation of laminate flooring. The dining area offers a further radiator and direct access to the kitchen.

## Kitchen

Fitted with a range of wall and base units with work surfaces over. Features include an integrated double oven and grill, five-ring gas hob with extractor hood, tiled splashbacks, and a one-and-a-half bowl sink with mixer tap. There is space and plumbing for a washing machine and dishwasher. Double glazed windows overlook the rear along with an obscure glazed door providing access outside. The kitchen also houses the Ideal gas combination boiler, includes tiled flooring, a radiator and French doors opening into the sitting room.

## Sitting Room / Playroom (Extension)

Forming part of a rear extension and currently used as a playroom, this versatile space features a vaulted ceiling with skylight, double glazed French doors opening to the garden, radiator and laminate flooring. Interconnecting doors lead to both the kitchen and hallway.

## First Floor Landing

A feature landing with a galleried aspect overlooking the

entrance hall. Includes a double glazed window to the side and a useful study area.

## Bedroom One

A spacious principal bedroom with double glazed bay window to the front, radiator, spotlights and coving.

## Bedroom Two

Double glazed window to the rear, radiator and access to the loft.

## Bedroom Three

Double glazed window to the rear, radiator and wood laminate flooring.

## Family Bathroom

Appointed with a four piece suite comprising a freestanding bath with central mixer tap, separate shower quadrant with plumbed shower and rainfall head, WC and wash hand basin set within a vanity unit. Additional features include a heated towel rail, part tiled walls, vinyl flooring, extractor fan and a double glazed skylight window to the rear.

## Outside

To the front, a block paved driveway provides off street parking for several vehicles, enclosed by a low brick wall and mature hedging, with side access to the rear garden. The rear garden is enclosed by timber fencing and features a paved patio seating area, a central pathway leading to lawned sections on either side, planted borders, and a large timber storage shed. There is also an external power point and cold water tap.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable

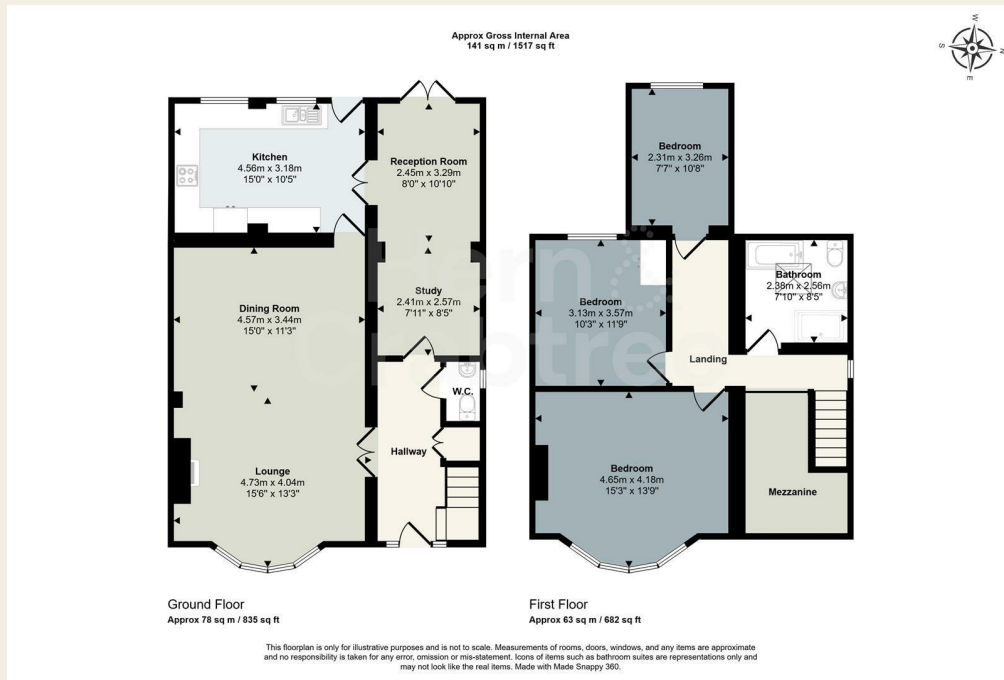
AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	65	72



## Hern & Crabtree

02920 620 202 [heath@hern-crabtree.co.uk](mailto:heath@hern-crabtree.co.uk)

[hern-crabtree.co.uk](http://hern-crabtree.co.uk)

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.