

Ty Mawr Road

RUMNEY, CARDIFF, CF3 3BT

GUIDE PRICE £267,500

**Hern &
Crabtree**



Ty Mawr Road

This charming three-bedroom semi-detached home is ideally located just off Newport Road, offering easy access in and out of the city. With excellent links to the A48 and M4, commuting is a breeze. Newport Road itself is home to a variety of local and national outlets, ensuring that all your daily needs are right on your doorstep. The property also benefits from convenient bus links and a host of nearby amenities, including shops, schools, and parks.

The accommodation briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Additionally the enclosed rear garden provides a private outdoor space for relaxation or entertaining and there is a driveway to the front of the property providing off street parking.

- Semi Detached
- Close to amenities
- Enclosed south facing rear garden
- Walking distance to Rumney Primary School
- Council Tax band - D
- Three bedrooms
- Easy access to the city center and A48
- Off street parking
- EPC - E



Entrance Hall

Entered via a composite door with obscure glazed window above. Stairs to the first floor, double obscure glazed window to the side, radiator. Doors to:

Living Room

15'2 x 13'7

Coved ceiling, picture rail, two sets of double glazed windows to the front. Radiator, electric fireplace with wood surround.

Dining Room

9'4 x 9'9

Squared off archway to the kitchen. Wood laminate flooring, radiator, fireplace with wood surround and tiling.

Kitchen

14'11 x 5'8

Double glazed windows to the front, double obscure glazed door to the rear. Wall and base units with composite work tops over, 1.5 bowl sink and drainer. Integrated four ring electric hob, oven and grill. Combination boiler. Radiator. Tiled flooring.

First Floor

Dog leg staircase from the entrance hall. Obscure glazed window to the side.

Landing

Loft access hatch, doors to:

Bedroom One

8'10 x 12'7

Double glazed window to the front, wooden floorboards. Radiator.

Bedroom Two

6'11 x 10'5

Double glazed window to the rear, radiator.

Bedroom Three

6'0 x 9'10

Double glazed window to the front, radiator.

Bathroom

7'0 x 4'11

Double obscure glazed window to the side. Tiles walls and tiled floor. WC, wash hand basin, bath with integrated shower, heated towel rail.

External**Front**

Sloping driveway providing off street parking. Lawn area.

Rear Garden

Enclosed rear garden with timber fencing, graveled area with path, lawn and path leading to rear.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC -

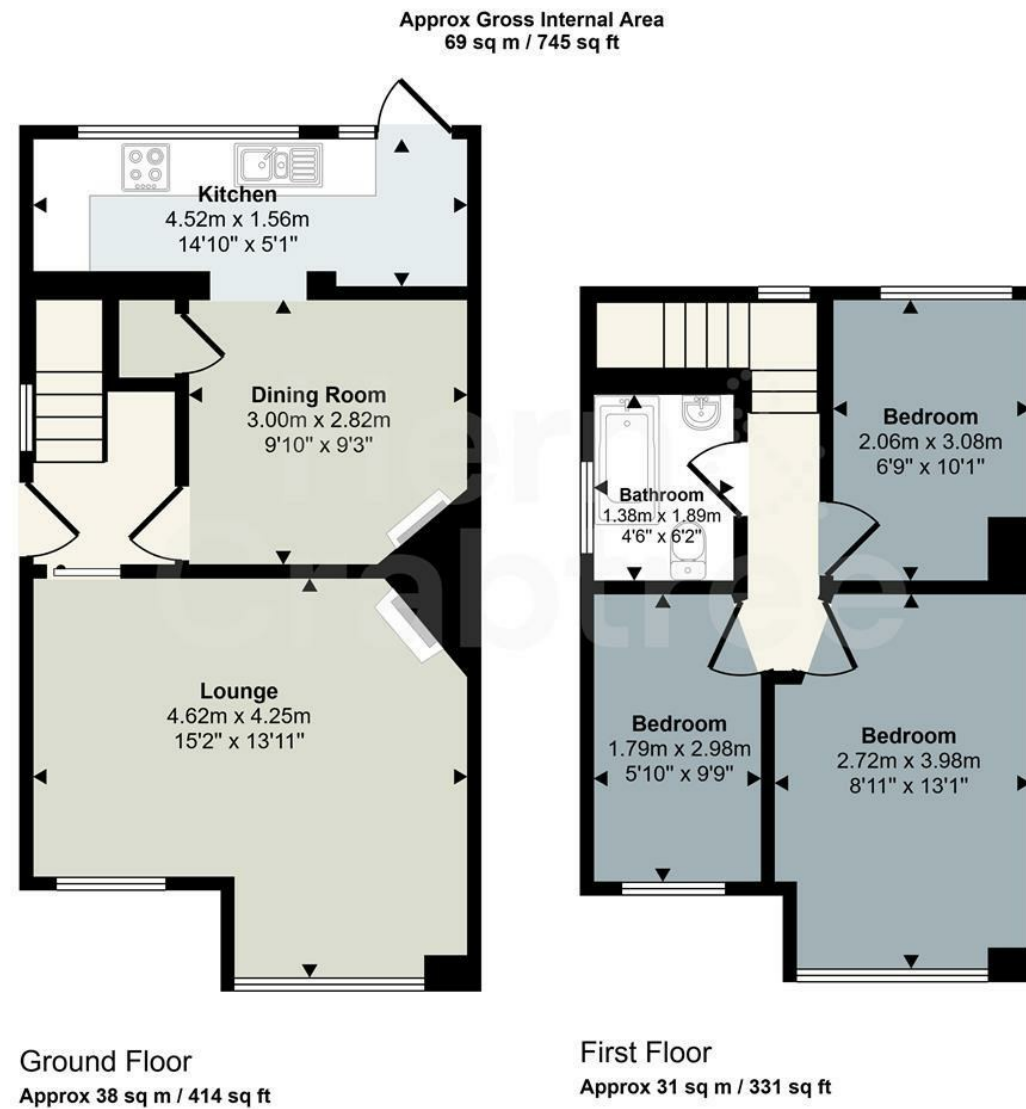
Council Tax Band -

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



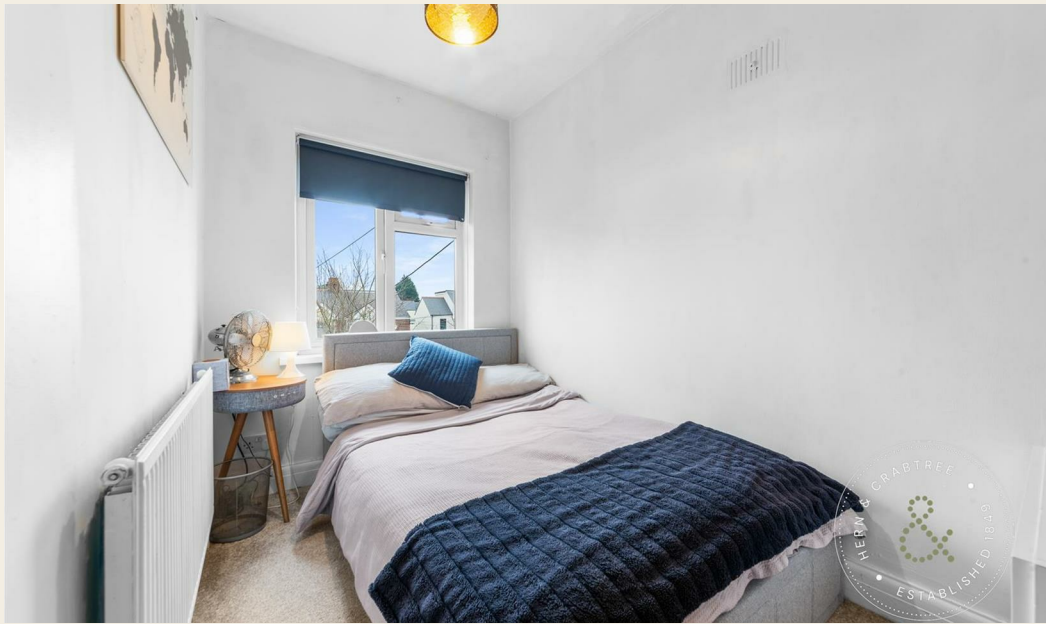




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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