

4 Ty Mawr Avenue, Rumney, Cardiff, CF3 3AF



Estate Agents and
Chartered Surveyors

Asking Price Of

£279,950



Semi-Detached House

3

1

2

2

Property Description

MGY are pleased to offer for sale this charming semi detached house in the popular area of Rumney. The accommodation requiring some modernisation but offering huge potential comprises porch, entrance hall, lounge, dining room, kitchen, downstairs w.c, 3 bedrooms and a shower room. Gardens to front and rear and the driveway and garage accessed to the rear via New Road. No ongoing chain. Viewing recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 968 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

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LOCATION

This property is located in the popular location of Rumney with many shops and amenities and in close proximity to Newport Road. Easy access to the City centre and the M4 links.

PORCH

Entered via uPVC double glazed door with inset stained glass panel. Double glazed uPVC windows to front and side. Stained glass window to entrance hall. Obscured glazed wooden door to :-

ENTRANCE HALL

Stairs to first floor. Radiator. Under stairs storage cupboard. Doors to 2

reception rooms and kitchen.

LOUNGE

13' 8" into bay x 12' 2" into alcove (4.18m x 3.73 m)
Double glazed uPVC bay window to front. Coved ceiling. Radiator. Feature fire surround with inset coal effect fire.

DINING ROOM

11' 8" x 11' 6" into alcove (3.57m x 3.53m)
Double glazed uPVC door to rear garden. Feature fireplace with coal effect fire. Radiator.

KITCHEN

13' 10" x 6' 4" (4.22m x 1.94m)
Double glazed uPVC window to side. Base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Gas cooker. Washing machine and tumble dryer. Fridge / freezer. Obscured glazed door to :-

REAR PORCH

Sliding door to w.c and steps down to double glazed uPVC door with access to rear garden.

W.C

Obscured glazed window to rear. Tile effect flooring. Part tiled walls. W.c.

FIRST FLOOR

STAIRS & LANDING

Coved ceiling and access to loft space. Doors to 3 bedrooms and shower room.

BEDROOM ONE

13' 8" into bay x 9' 4" to front of fitted wardrobes (4.18m x 2.87m)
Double glazed uPVC bay window to front. Coved ceiling. Fitted wardrobes to one wall. Radiator.

BEDROOM TWO

11' 7" x 9' 5" to front of fitted wardrobes (3.55m x 2.88m)
Double glazed uPVC window to rear. Coved ceiling. Fitted wardrobes with sliding doors, hanging and shelving and also housing "Worcester" 28cdi combi boiler. Radiator.

BEDROOM THREE

6' 10" x 6' 5" (2.10m x 1.96m)

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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