



£190,000
freehold

**Pensarn Road,
Rumney CF3 1SH**

- EPC Rating: Awaited
- REAR EXTENSION
- UTILITY ROOM
- GARAGE
- KITCHEN/DINING ROOM





About The Property

**** EXTENDED FAMILY HOME!! **** This well presented, three bedroom family home is being offered to the market with the benefit of ample off road parking, detached Garage and an extension to the rear housing a sizable utility room and downstairs Cloakroom. The current owners have upgraded the property throughout including contemporary Kitchen and Bathroom suites, central heating system and upgraded most windows and doors. **CALL TODAY** to arrange your viewing on **02920 792888**

Accommodation

Entrance

Enter the property into the Hallway comprising laminate flooring, radiator, stairs rising to the first floor landing, door to the Lounge and Kitchen/Dining Room.

Lounge

11' 3" x 13' 11" (3.43m x 4.24m)
Laminate flooring, radiator, window to the front aspect.

Kitchen/ Dining Room

10' 8" x 20' 11" (3.25m x 6.38m)
Tiled flooring, radiator, UPVC double glazed french doors to the rear Garden, door to the Utility Room. Matching high gloss base and wall units, work surface area, integrated gas hob and oven, stainless steel sink and drainer, tiled splash backs, space for dishwasher.

Rear Lobby

Space for american style fridge/freezer, door to Utility Room, door to side of the property.



Utility Room

Spacious utility which was previously used as a Downstairs shower room has plumbing for washing machine and tumble dryer, low level w.c, wash hand basin, wall mounted combi boiler, UPVC double glazed window to the rear aspect.

First Floor Landing

Carpet flooring, window to the side aspect, doors to all first floor rooms.

Bedroom One

10' 6" x 12' 6" (3.20m x 3.81m)
Carpet flooring, radiator, UPVC double glazed window to the rear aspect, built in wardrobe.

Bedroom Two

11' 4" x 10' 6" (3.45m x 3.20m)
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom Three

8' 7" x 10' 1" (2.62m x 3.07m)
Carpet flooring, radiator, UPVC double glazed window to the front aspect, built in storage cupboard.

Bathroom

Fitted with a three piece suite including low level w.c, wash hand basin, panel bath with overhead shower, UPVC double glazed window to the side and rear aspect.

Outside

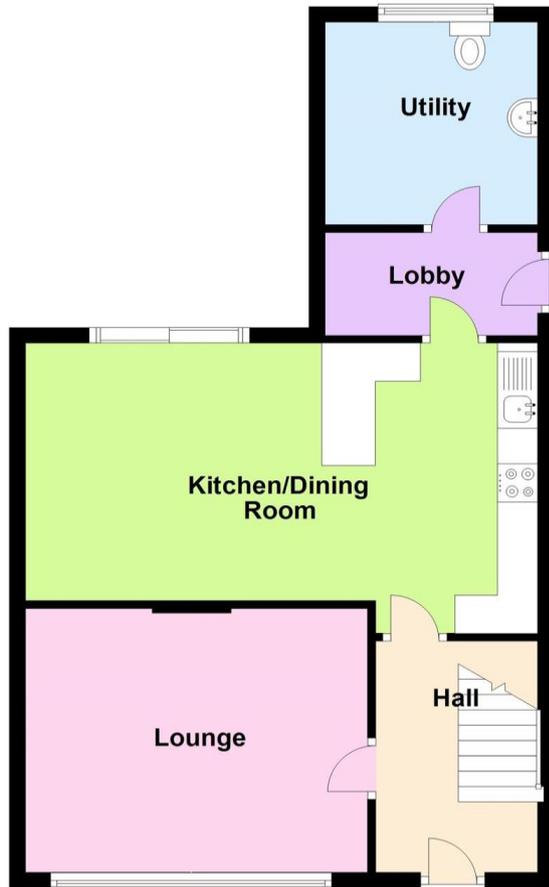
To the front of the property is a driveway providing ample off road parking, side access.

To the rear of the property is a patio area, deck area, raised lawn and flower beds.

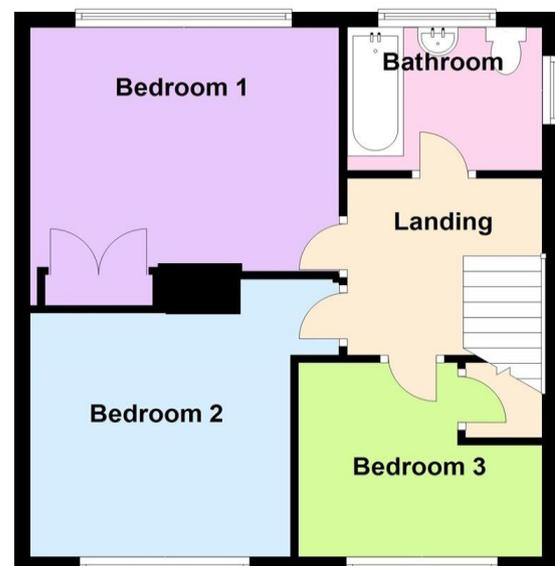
Garage

Currently in the middle of a part conversion with a multi-purpose room to the rear. Electricity, plaster boarded walls, door leading to the storage part of the garage, window to the rear.

Ground Floor



First Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.