



Brayford Place, Llanrumney Cardiff CF3 5PT

welcome to

Brayford Place, Llanrumney Cardiff

A well-presented three-bedroom semi-detached home in the popular area of Llanrumney, close to local amenities, schools and transport links. Featuring a spacious lounge, dining area, fitted kitchen, enclosed rear garden and driveway parking, this is an ideal family home. Early viewing advised.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, laminate tiled flooring and access to:

Lounge Area

14' 3" x 11' 3" (4.34m x 3.43m)

Double glazed window to front aspect with blinds, radiator, electric fire, laminate flooring and opens to:

Dining Area

11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed window to rear aspect with blinds, radiator and laminate flooring.

Kitchen

18' 8" x 8' 4" (5.69m x 2.54m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated induction electric hob, cooker hood, integrated oven and grill, integrated washing machine and fridge/freezer, laminate flooring, tiled splashbacks, laminate floor tiles, hidden cupboard housing fusebox and electric meter, double glazed window to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to front aspect with blinds, radiator and built in cupboard.

Bedroom Two

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed window to rear aspect with blinds, radiator and built in storage cupboard.

Bedroom Three

12' 10" x 8' 4" (3.91m x 2.54m)

Double glazed window to front aspect with blinds and radiator.

Shower Room

Fitted with a two piece suite comprising walk in shower cubicle, wash hand basin inset to vanity unit, tiled flooring, heated towel rail, partially tiled walls and double glazed window to rear aspect with blinds.

Separate Wc

Fitted with a WC, tiled flooring and double glazed window to rear aspect.

Outside

Front

Mainly paved with hedgerow.

Rear Garden

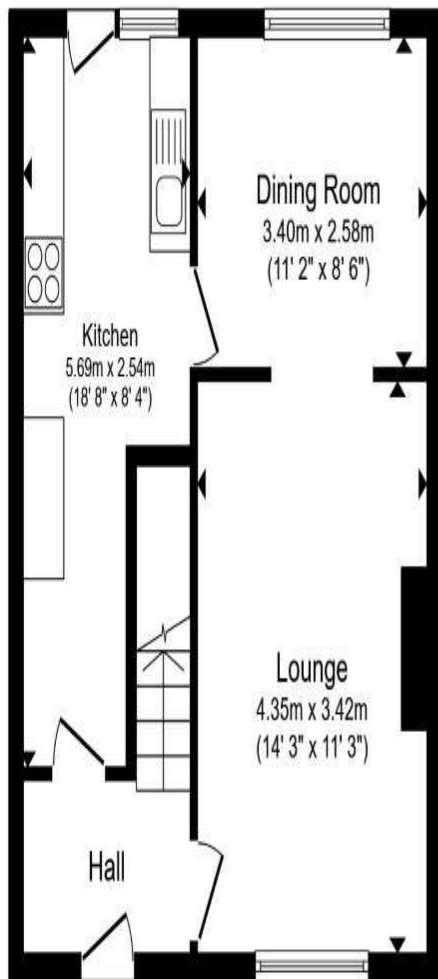
Enclosed, with lawn area, paved area, outside tap and wooden shed to remain.

Parking

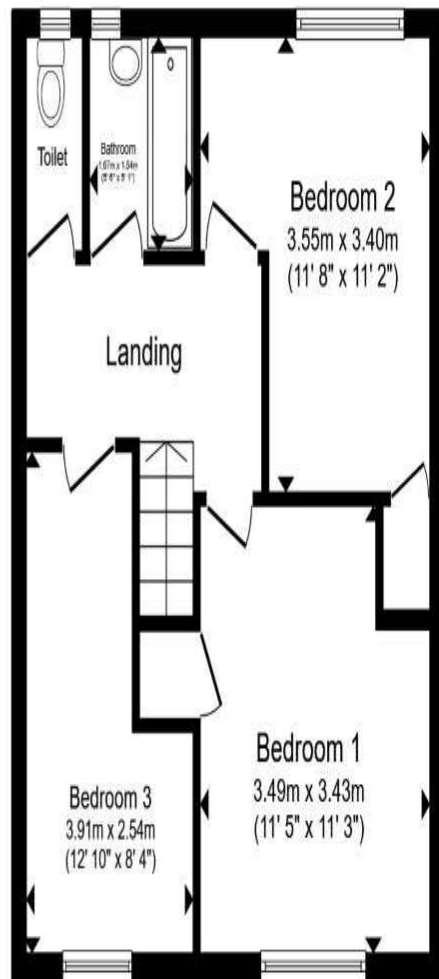
Driveway providing off street parking.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor

Total floor area 85.4 m² (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Brayford Place,
Llanrumney Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen
- First Floor Shower Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£240,000



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Property Ref:
ROA115041 - 0002

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