

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DUNSTER ROAD  
LLANRUMNEY





**HALLWAY**  
3.45m x 4.47m (11'4" x 14'8")

**LOUNGE**  
3.45m x 4.46m (11'3" x 14'7")

**KITCHEN DINER**  
6.15m x 2.46m (20'2" x 8'1")

**LANDING**

**BEDROOM ONE**  
3.48m x 3.45m (11'5" x 11'4")

**BEDROOM TWO**  
2.62m x 4.09m (8'7" x 13'5")

**BEDROOM THREE**  
3.43m x 3.53m (11'3" x 11'7")

**BATHROOM**

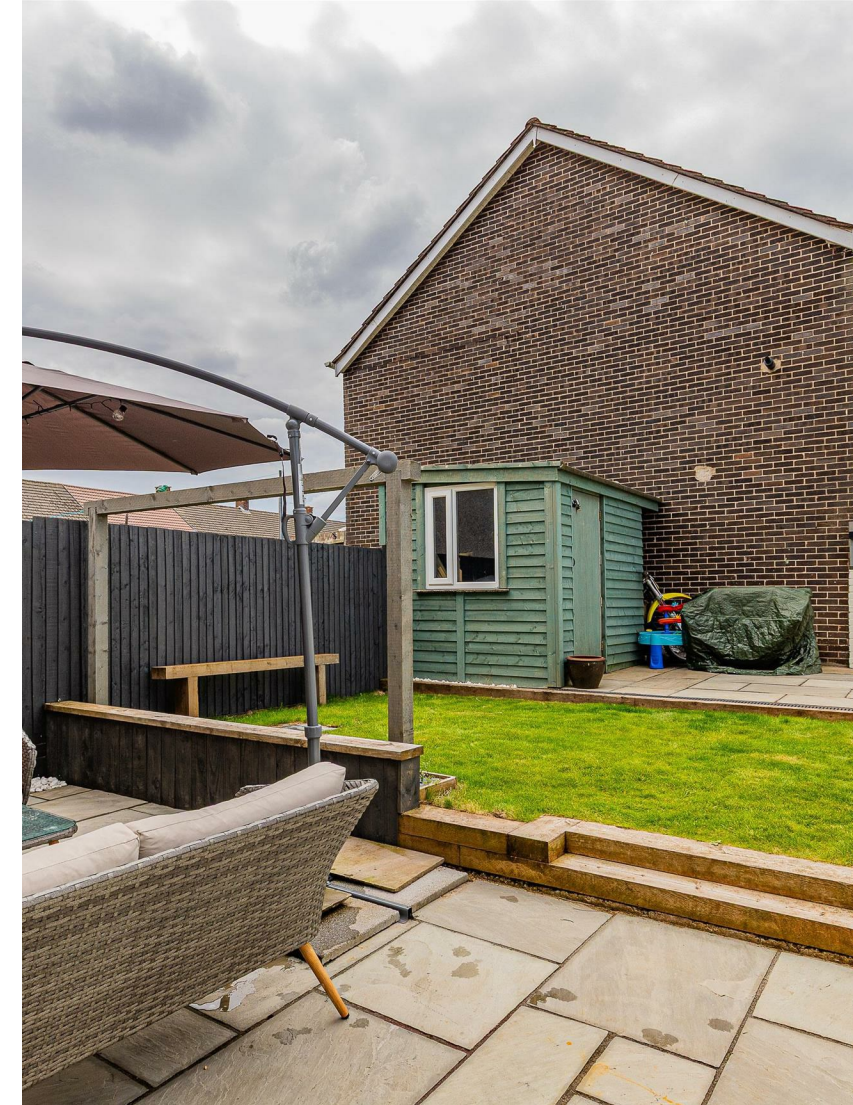
**GARDENS**

**COUNCIL TAX**  
Band - C

**SCHOOL CATCHMENT**  
Pen-Y-Bryn Primary School (year 2024-25)  
Eastern High School (year 2024-25)

Ysgol Bro Eirwg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)

**TENURE**  
Freehold -To be confirmed by your legal advisor







## DUNSTER ROAD

LLANRUMNEY, CF3 5TQ - £250,000



3 Bedroom(s)



1 Bathroom(s)

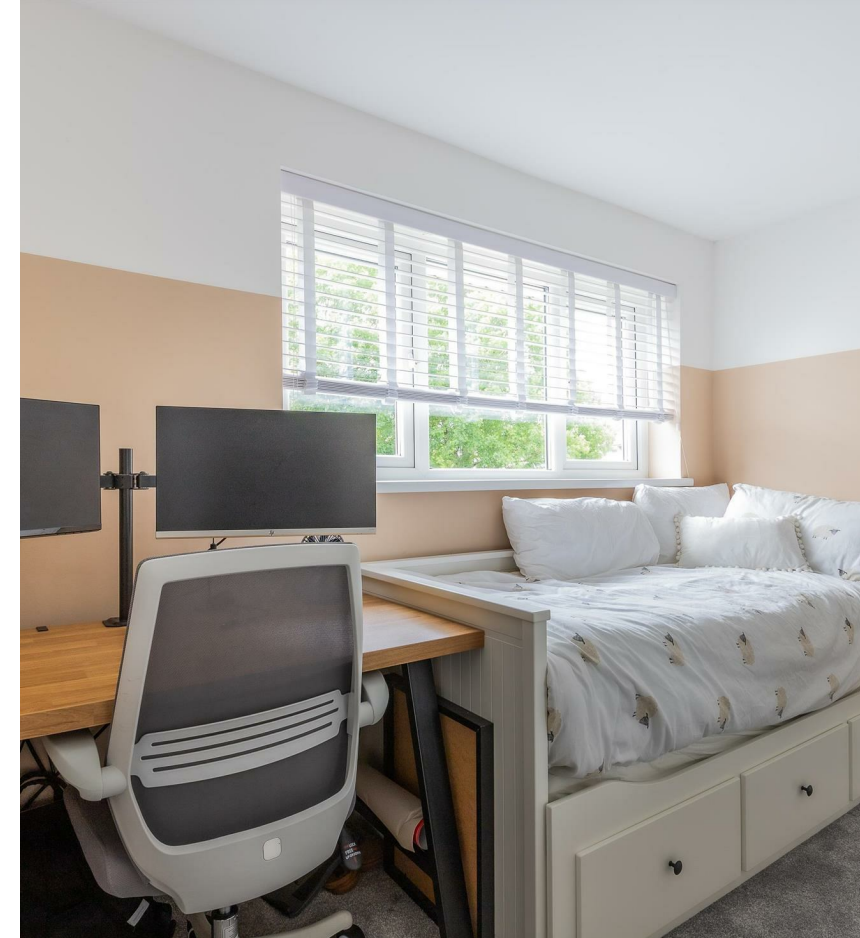


965.00 sq ft

\* GUIDE PRICE £250,000 - £260,000 \*

Located on a good size CORNER PLOT, is this beautifully presented three bedroom family home. Renovated throughout by the current owner, this house is "move in ready". Offering a good size entrance hall and lounge, kitchen diner with contemporary fitted kitchen, patio doors to the garden, and very handy - walk in utility cupboard. Upstairs there are three generous bedrooms with built in wardrobes, and modern bathroom. Outside there are front and size gardens, as well as a very well presented landscaped garden with patio and lawn.

We would strongly recommend to view this house to see the quality.

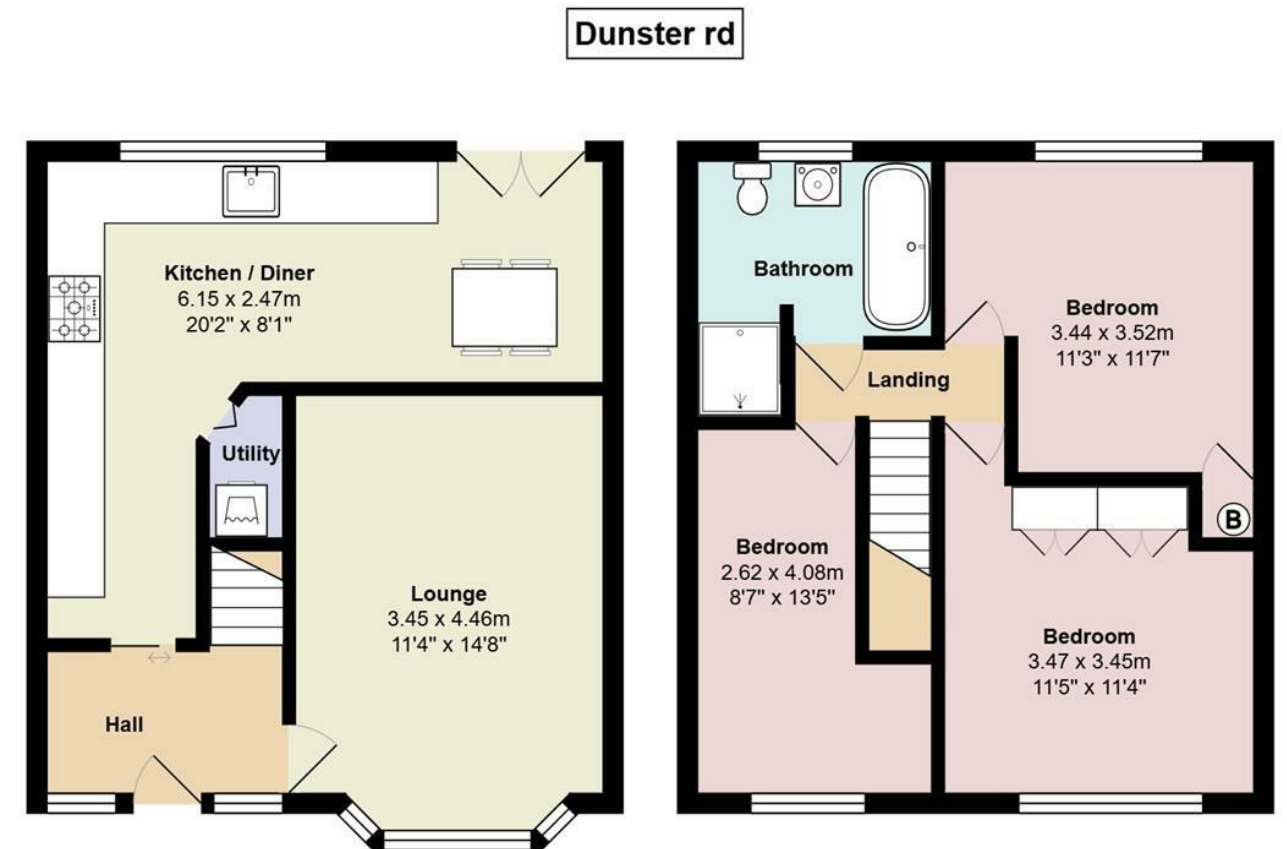


### PROPERTY SPECIALIST

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Branch manager





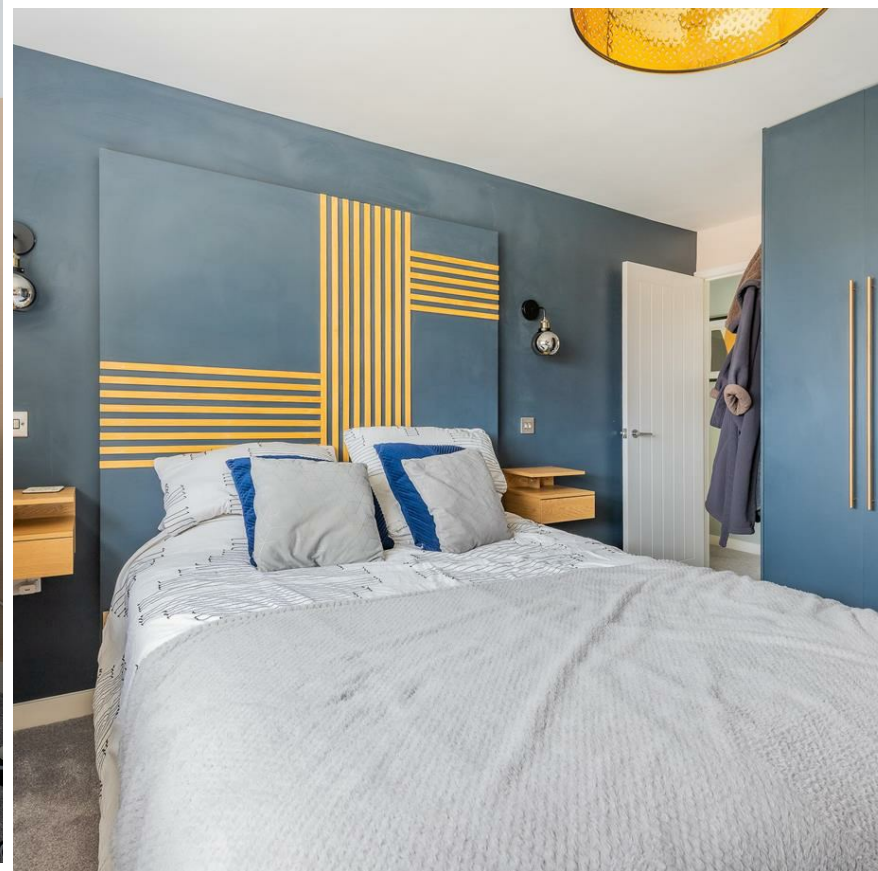


Total Area: 89.6 m<sup>2</sup> ... 965 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Dunster Road, Llanrumney, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	