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Elgar Crescent

LLANRUMNEY



A great size semi detached home in a lovely quiet location.

Comments by Mr Ramzy Bancroft



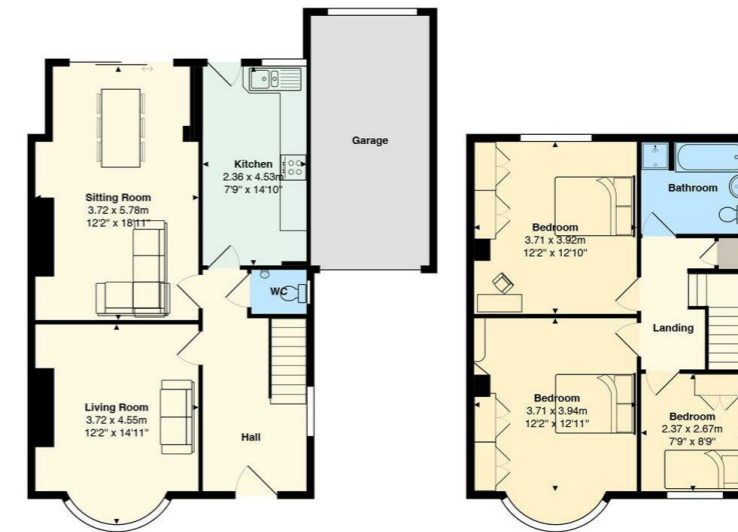
Property Specialist
Mr Ramzy Bancroft
 Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner

Elgar Crescent



Total Area: 110.7 m² ... 1191 ft² (excluding garage)
 All measurements are approximate and for display purposes only



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



Elgar Crescent

Llanrumney, Cardiff, CF3 5RW

Asking Price

£349,950



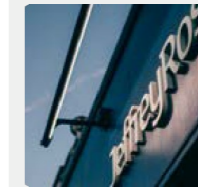
3 Bedroom(s)



1 Bathroom(s)



1205.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled in the tranquil Elgar Crescent of Llanrumney, Cardiff, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,205 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property also boasts a well-maintained bathroom, catering to the needs of modern living.

One of the standout features of this home is its lovely garden, providing a serene outdoor space for relaxation or play. The garden is complemented by a drive and garage, offering ample parking for up to three vehicles, a rare find in many urban settings.

Situated in a quiet location, this property allows for a peaceful lifestyle while still being conveniently close to local amenities and transport links. Whether you are looking to enjoy the tranquillity of suburban living or seeking a family-friendly environment, this semi-detached house on Elgar Crescent is a wonderful opportunity not to be missed.



Hall

School catchment

Pen-Y-Bryn Primary School
Ysgol Bro Eirwg

Lounge 12'2" x 14'11" (3.72m x 4.55)

Eastern High School
Ysgol Gyfun Gymraeg Bro Edern

Sitting room 12'2" x 18'11" (3.72m x 5.78m)

*this is subject to change and availability

Kitchen 8'4" x 14'10" (2.56m x 4.53m)

Council tax

Landing

Band - E

Bedroom1 12'2" x 12'11" (3.71m x 3.94m)

Bedroom 2 12'2" x 12'10" (3.71m x 3.92)

Bedroom 3 7'9" x 8'9" (2.37m x 2.67m)

Bathroom

Garden

Garage & drive

Tenure

Freehold, but this is to be confirmed by your solicitor



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