

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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CHURCH ROAD
RUMNEY

CHURCH ROAD

RUMNEY, CF3 3BB - £340,000

*** Offers Over £350,000 *** This immaculately presented four bedroom semi-detached bungalow is situated in the ever popular Church rd in Rhymney. comprising of entrance hall, lounge, kitchen / diner / day room with french doors opening onto rear garden, utility room, and two double bedrooms to the ground floor. To the first floor there are an additional two double bedrooms one with en-suite and landing area. Outside there is an enclosed rear garden with out buildings with light and power. A short walk to local shops, parks and amenities as well as local bus route.

See JR VR below

https://youriguide.com/68_church_rd_rumney_crf_gb

4 bedroom(s) 2 bathroom(s) 1249.00 sq ft

ENTRANCE HALL

LOUNGE
11.1m x 21.2m (36'5" x 69'6")

OPEN PLAN KITCHEN / DINER
16.8m x 14.9m (55'1" x 48'10")

UTILITY ROOM

SHOWER ROOM
5.2m x 8m (17'0" x 26'2")

BEDROOM ONE
9.9m x 17.10m (32'5" x 56'1")

BEDROOM TWO
8.1m x 12.2m (26'6" x 40'0")

FIRST FLOOR LANDING
12.2m x 8.4m (40'0" x 27'6")

BEDROOM THREE
13.11m x 10.02m (43'0" x 32'10")

BATHROOM

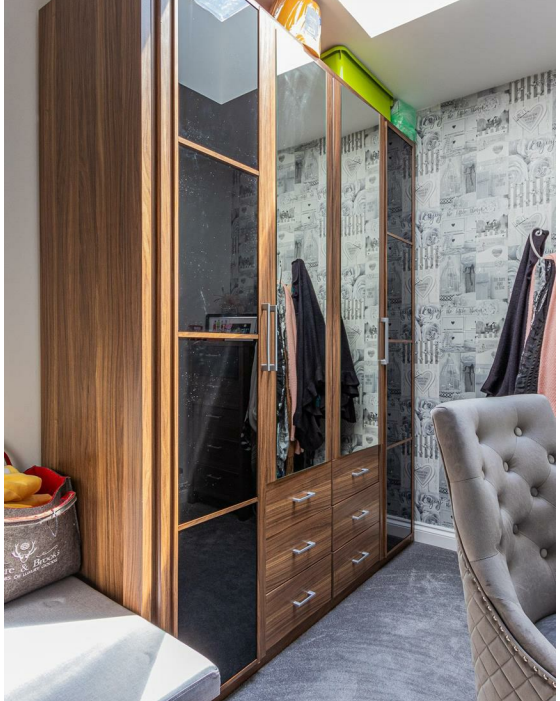
BEDROOM FOUR
10.9m x 8.4m (35'9" x 27'6")

EN- SUITE
6.2m x 4.2m (20'4" x 13'9")

GARDEN

TENURE
Freehold - this is to be confirmed with your legal representative

COUNCIL TAX BAND
Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(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

68 Church Rd, Rumney, CRF

Interior Area: 1249.58 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.