

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CANNINGTON AVENUE
LLANRUMNEY



PORCH
3.59m x 1.17m (11'9" x 3'10")

HALL
2.27m x 1.98m (7'5" x 6'5")

LOUNGE
5.46m x 2.24m (17'10" x 7'4")

KITCHEN/DINER
4.03m x 3.13m (13'2" x 10'3")

UTILITY AREA
2.27m x 1.94m (7'5" x 6'4")

LANDING

BEDROOM
3.63m x 3.06m (11'10" x 10'0")

BEDROOM
3.27m x 2.95m (10'8" x 9'8")

BEDROOM
2.43m x 2.41m (7'11" x 7'10")

FAMILY BATHROOM

SEPARATE WC

SCHOOL CATCHMENT
Bryn Hafod Primary School (year 2024-25)
Eastern High School (year 2024-25)

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

COUNCIL TAX
Band C

GARDEN




TENURE
Freehold, but this is to be confirmed by your solicitor





CANNINGTON AVENUE

LLANRUMNEY, CF3 4HG - £185,000

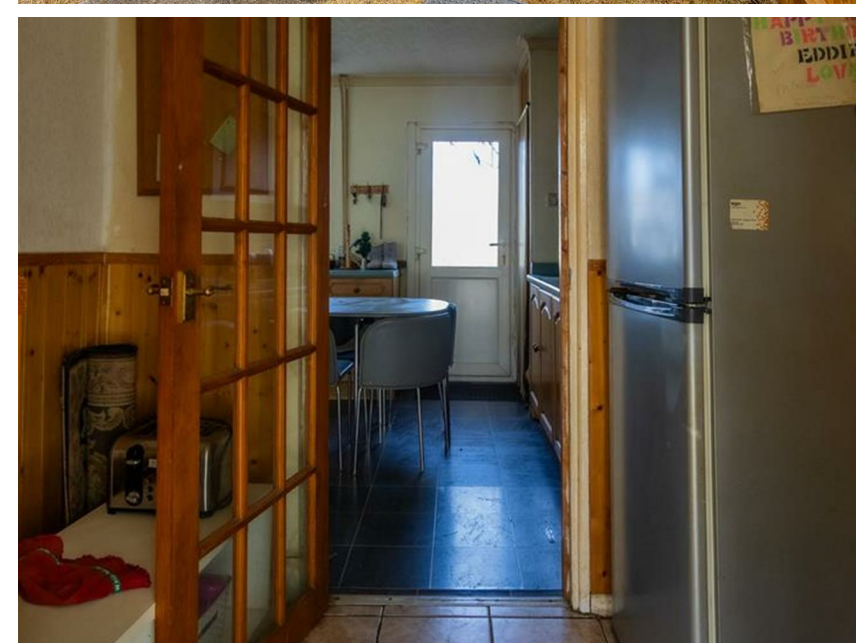
 3 Bedroom(s)
  1 Bathroom(s)
  923.00 sq ft

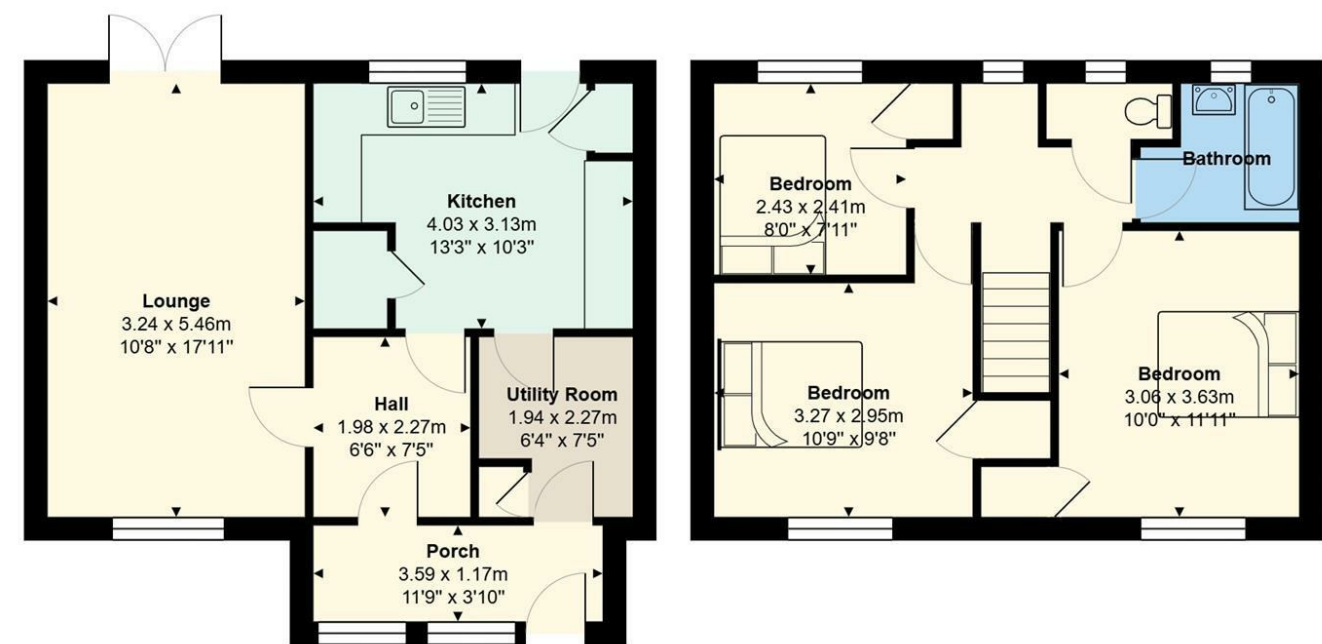
A 3 bedroom terrace which is full of potential. The mid terrace is spacious throughout and comprises entrance porch, hallway, lounge with dual aspect, kitchen diner and utility area to the ground floor. To the first floor are three good size bedrooms, family bathroom and separate WC off the landing. The property further benefits a large rear garden and driveway parking to the front. No Chain.



PROPERTY SPECIALIST

Mr Ross Hooper-Nash
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 Director





26 Cannington Avenue

Total Area: 85.7 m² ... 923 ft²

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 