# Elgar Crescent

LLANRUMNEY

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CARDIFF VALE CAERPHILLY BRISTOL

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

Comments by Mr Ramzy Bancroft

**Property Specialist**

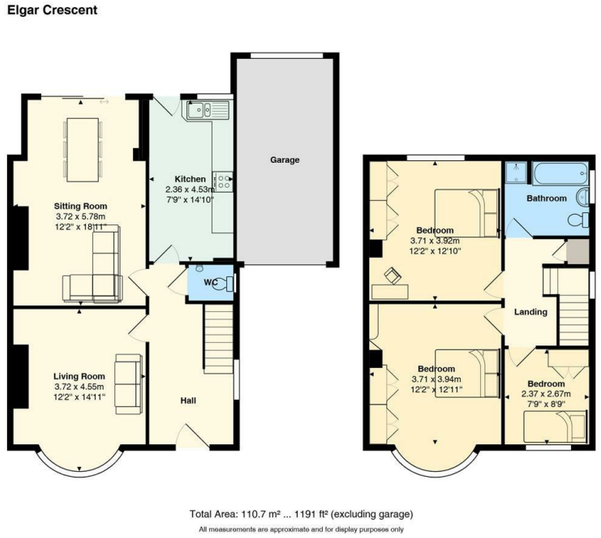
Mr Ramzy Bancroft

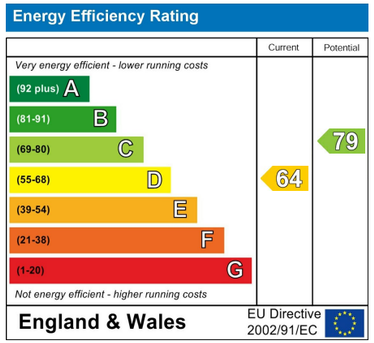
Branch manager

Ramzy@jeffreyross.co.uk

*A good size home, still offering Lots of potential*

Comments by the Homeowner



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|---|
| Hall |
| Lounge 12'2" x 14'11" (3.72m x 4.55) |
| Sitting room 12'2" x 18'11" (3.72m x 5.78m) |
| Kitchen 8'4" x 14'10" (2.56m x 4.53m) |
| Landing |
| 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

**School catchment**

Pen-Y-Bryn Primary School
Ysgol Bro Eirwg

Eastern High School
Ysgol Gyfun Gymraeg Bro Edern

*this is subject to change and availability

**Council tax**

Band E

# 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.