

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HENDRE ROAD
RUMNEY



ENTRANCE HALL

KITCHEN
2.28m x 3.15m (7'5" x 10'4")

LOUNGE
4.36m x 4.08m max (14'3" x 13'4" max)

GROUND FLOOR W.C

BEDROOM ONE
3.26m x 4.01m (10'8" x 13'1")

BEDROOM TWO
2.19m x 3.28m (7'2" x 10'9")

BATHROOM
2.08m x 1.91m (6'9" x 6'3")

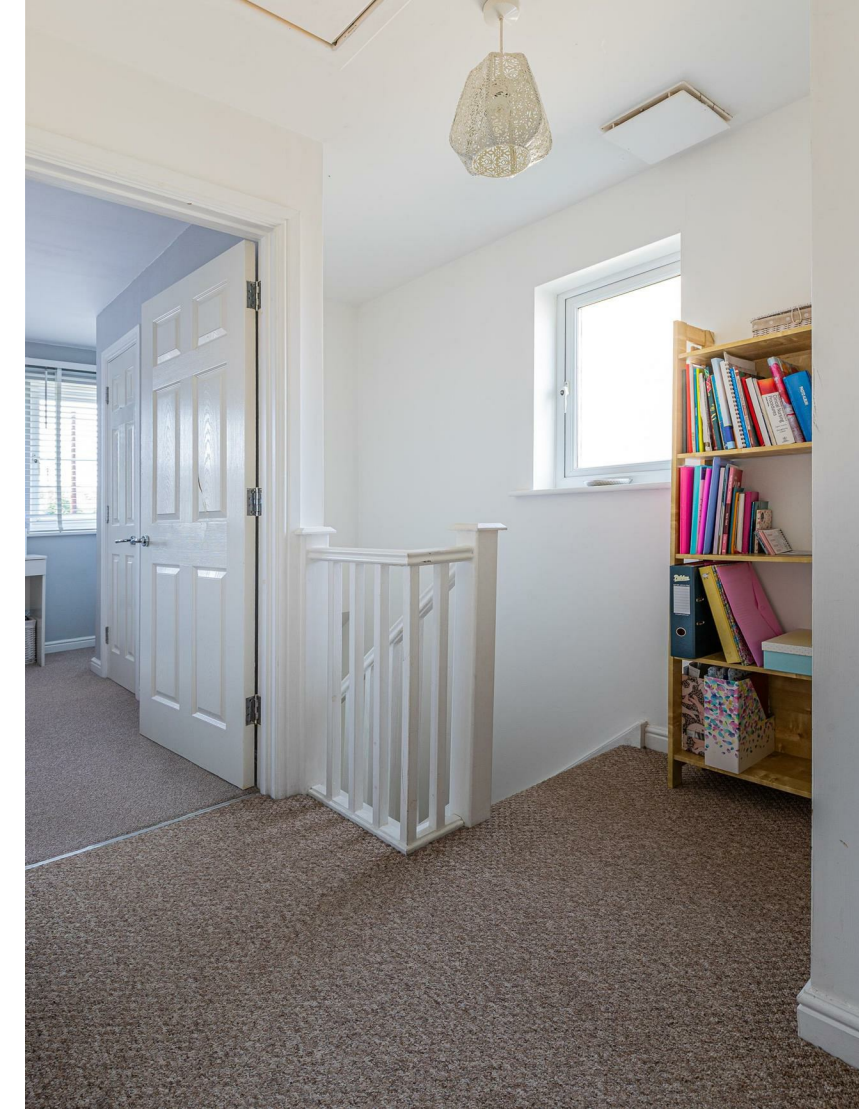
GARDEN

COUNCIL TAX
Band C

TENURE
Freehold : To be confirmed by your legal advisor

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



Ysgol Pen Y Pil (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





HENDRE ROAD

RUMNEY, CF3 1QU - £200,000

 2 Bedroom(s)  1 Bathroom(s)  731.00 sq ft

Jeffrey Ross are please to bring to the market this end terrace two bedroom home. The property benefits from entrance hall, modern kitchen, Lounge with French doors opening to rear garden, ground floor W.C, and to the first floor there are two bedrooms and a modern family bathroom. Outside there is a drive to front offering off road parking, as well as a private garden. The property is located in a quiet spot, and would make a great first time buy home.

** Chain Free **



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer





Hendre Road, Rumney, Cardiff

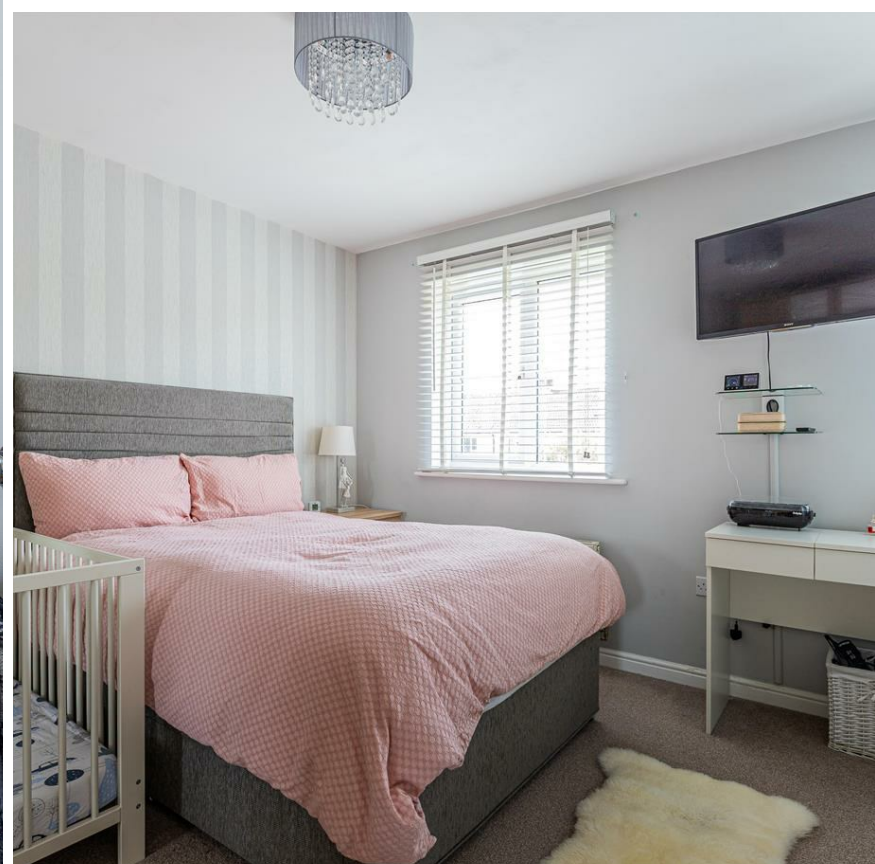
Ground Floor
Approx. 32.0 sq. metres (344.8 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(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	