



Menai Way, Rumney, Cardiff, CF3 1RG

Offers In Excess Of £260,000

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Introduction

Welcome to Menai Way, Rumney—a superb 3-bedroom semi-detached home offering the perfect blend of space, comfort, and practicality. This property stands out with its thoughtfully extended kitchen, beautifully landscaped rear garden, and eco-friendly solar panels. Located in the highly desirable Rumney area, this home is ideal for families, professionals, or anyone seeking versatile living spaces in a convenient Cardiff location. From its stylish interiors to its generous outdoor space, this property is ready to welcome its next owners.

Living Spaces: Bright, Stylish, and Functional

As you step into the property, you're greeted by a spacious entrance hall, setting the tone for the rest of the home. The layout is well-designed, making use of every square foot to maximise functionality and flow. The lounge and dining room feature original wood parquet flooring, which adds a sense of timeless elegance to the home.

The lounge is bright and inviting, with large windows allowing in plenty of natural light. Its neutral décor provides a blank canvas for personalisation, while the feature fireplace creates a cosy focal point for the space. The adjoining dining room is perfect for hosting family dinners or social gatherings, with plenty of room for a large table and chairs. Double doors connect the two spaces, giving the option for an open-plan feel when desired.

The Heart of the Home: Extended Kitchen

The kitchen is undeniably the heart of this home, and the extended layout makes it a standout feature. Modern and spacious, it is equipped with high-quality appliances, ample counter space, and plenty of storage to meet the demands of a busy household. The kitchen's sleek design is complemented by a skylight, which floods the room with natural light and creates a bright, airy atmosphere.

A breakfast bar offers a casual dining option or a spot for morning coffee, while the adjoining utility area keeps the main kitchen clutter-free, housing additional appliances and storage. Whether you're cooking for a family or entertaining guests, this kitchen is both practical and stylish.

Bedrooms: Spacious and Comfortable

The first floor offers three generously sized bedrooms, each designed with comfort in mind. The master bedroom is particularly spacious, with room for large wardrobes and additional furniture. Its large window ensures the space is bright and welcoming, making it

a peaceful retreat at the end of the day.

The second bedroom is equally well-sized and perfect for children, guests, or as a secondary double. The third bedroom, currently set up as a home office, is a versatile space that could also serve as a nursery, hobby room, or study—perfect for those working from home.

Bathrooms: Modern and Practical

The family bathroom has been renovated to a high standard, featuring contemporary tiling, a modern suite, and a rainfall shower over the bathtub. The attention to detail in the design ensures the space is both practical for busy mornings and relaxing for evening baths.

Additionally, the ground-floor cloakroom has recently been refurbished, providing a convenient and stylish facility for guests or family use.

Outdoor Living: A Garden Designed for All Seasons

The rear garden has been thoughtfully landscaped to create a low-maintenance yet highly functional outdoor space. The tiered design offers defined areas for different uses, including a paved patio for outdoor dining, an artificial grass lawn for children or pets to play, and a pergola-covered seating area ideal for entertaining.

The garden's design ensures privacy and makes it suitable for use all year round, whether you're hosting summer barbecues or enjoying a quiet cup of tea in the winter. Its layout and features make it an outdoor space that truly enhances the property.

Designed with Convenience & Sustainability in Mind

This home comes with several additional features that make it stand out. Solar panels installed on both the front and rear of the property provide a significant boost to energy efficiency, reducing utility bills and offering a more sustainable way of living.

Off-road parking for up to three cars is a huge advantage, especially in such a sought-after area, and ensures there's always space for family and visitors alike. Thoughtful storage solutions throughout the property, including under-stairs storage, help to keep the home organised and clutter-free.

Versatile Conservatory

The conservatory at the rear of the property is a fantastic addition,

providing a versatile space that can be used all year round. Whether you're looking for a playroom, a second sitting area, or a sunny spot to relax and enjoy views of the garden, this room adapts to your needs.

Prime Location: The Best of Rumney

Located in the popular Rumney area, this property benefits from excellent local amenities, schools, and transport links. Families will appreciate the proximity to well-regarded schools, while professionals will enjoy the easy commute into Cardiff city centre, thanks to convenient bus routes and nearby road links. Rumney itself offers a friendly community atmosphere, with shops, parks, and leisure facilities all within easy reach.

Why This Property Stands Out

This home isn't just a house—it's a lifestyle. The combination of its extended kitchen, bright living spaces, and outdoor features ensures it meets the needs of modern living. Add in the eco-friendly benefits of solar panels and the convenience of ample parking, and you have a property that's as practical as it is attractive.

Summary: A Must-See Home

Menai Way offers everything you could want in a family home: space, style, and sustainability. Whether you're drawn to the bright and airy interiors, the beautifully landscaped garden, or the convenient location, this property has something for everyone. Ready to move into and with no detail overlooked, it's an opportunity

not to be missed.

Arrange your viewing today to see all that this exceptional home has to offer!

Tenure

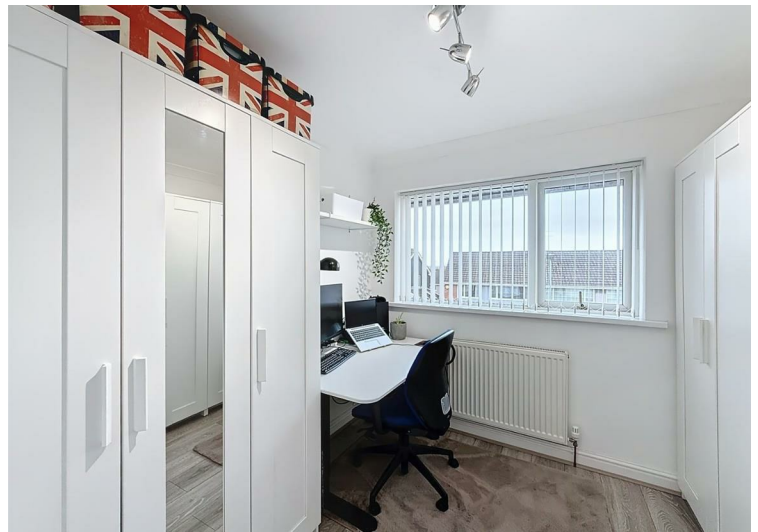
We have been advised by the Vendors that the property is FREEHOLD.

Council Tax

Band D.

Please Note

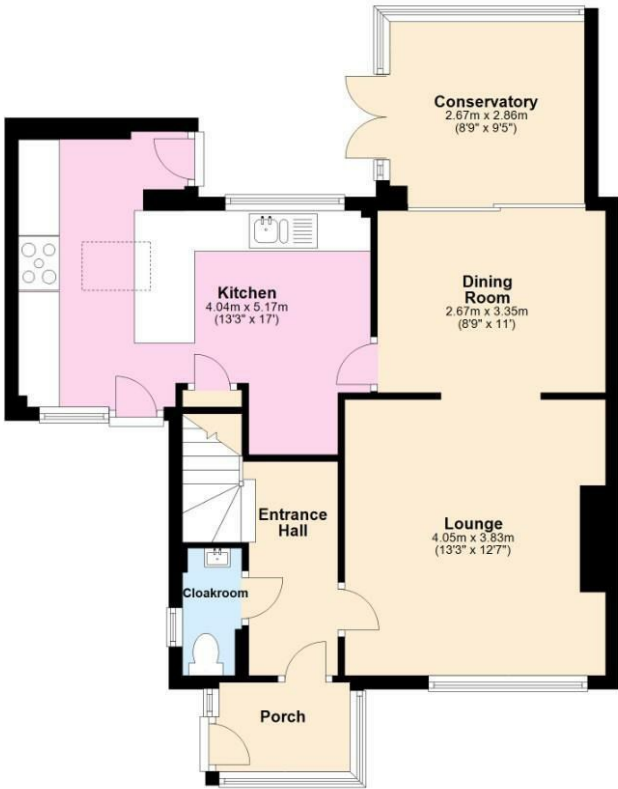
All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





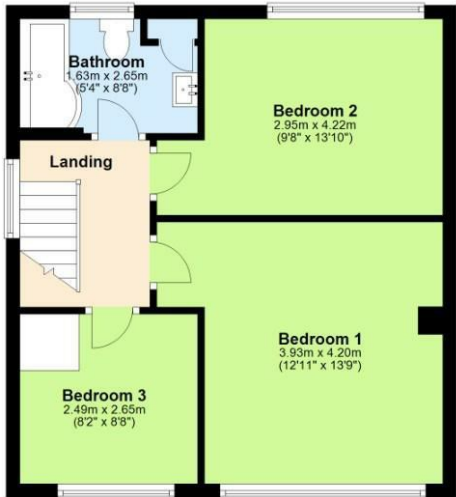
Ground Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 106.7 sq. metres (1148.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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