



**19 Glandovey Grove, Rumney, Cardiff. CF3
1RL
£225,000
Tenure Freehold**

- **GENEROUS SEMI DETACHED PROPERTY**
- **CUL DE SAC LOCATION**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **SHOWER ROOM AND CLOAKROOM**
- **9` X 10` KITCHEN**
- **GREAT PARKING ON DRIVE**
- **DETACHED GARAGE/STORE**
- **FRONT AND REAR GARDENS**
- **NO UPPER CHAIN**

NO CHAIN!! GREAT POTENTIAL, 3 BEDROOM SEMI DETACHED HOUSE IN POPULAR AREA WITH GARAGE & DRIVEWAY, CLOSE TO SCHOOLS, GOOD OPPORTUNITY

An ideal starter home in this quiet cul de sac off Menai Way. This spacious three bed semi detached property has a long brick paved gated driveway through a carport then onto a brick built 16'5 x 9'4 garage with store/workshop (potential office) attached. There are good size level gardens to both front and rear.

On the ground floor is an entrance hall, a lounge through to a dining room with sliding doors into the rear garden and a refitted kitchen with Walnut effect units. On the first floor there are the three bedrooms and a shower room. Gas central heating is installed and double glazed windows/doors. An intruder alarm is also installed.

The property will require some redecoration however offers an exceptional opportunity for a family home. No upper chain.

Council Tax Band C. EPC - D61. Freehold.

Services:

All mains available

Council Tax Band:

TAX BAND C. CARDIFF C.C.

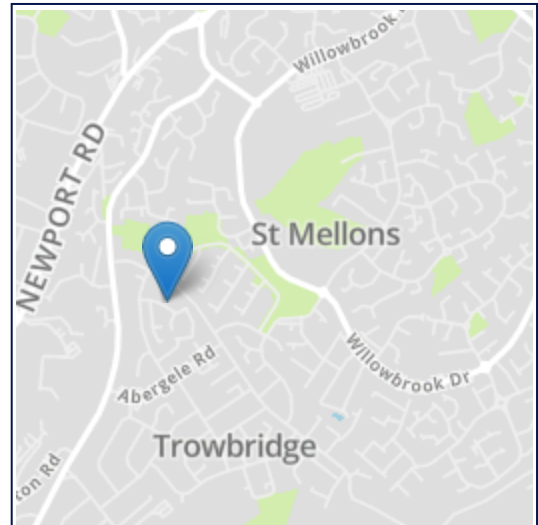


GROUND FLOOR 453.20 sq. ft. (42.10 sq. m.)

1ST FLOOR 453.20 sq. ft. (42.10 sq. m.)



TOTAL FLOOR AREA: 906.39 sq. ft. (84.21 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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