

Llanrumney Avenue
Llanrumney
Cardiff
CF3

£1,375 Monthly



- Three Bedroom Semi Detached Property
- ****UNFURNISHED!****
- Sought After Location
- Driveway For Off Road Parking
- Spacious Garden
- Available from November
- Holding Fee £317.31
- Security Deposit £1,475



Ref: PRA12064

Viewing Instructions: Strictly By Appointment Only

General Description

Williamson & Co are pleased to offer for let this spacious 3-bedroom unfurnished home on Llanrumney Avenue, Cardiff.

Located in a popular residential area, this well-presented property is ideally positioned close to local amenities, schools, and excellent transport links.

The home features a modern interior throughout and offers generous living space, including two bright and versatile reception rooms, a kitchen, and a family bathroom.

Upstairs, the property comprises two well-proportioned double bedrooms and a good-sized single bedroom, making it perfect for families.

To the rear is a spacious private garden, ideal for relaxing or entertaining, while the front of the property benefits from a driveway providing off-road parking.

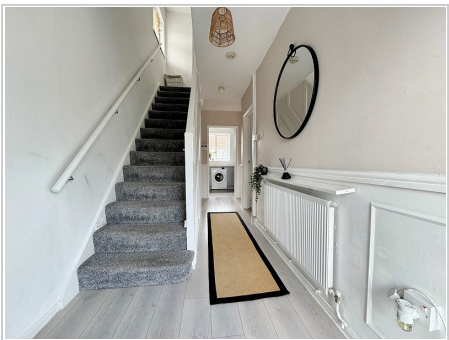
Available soon – currently occupied but is set to move out around November time. Early viewing is highly recommended.

Accommodation



Entrance Porch

Enter via front door, laminate flooring, pvc obscure window surround, exposed brick walls, painted ceiling, entrance to hallway.



Entrance Hall

Enter via front door, laminate flooring, painted walls, radiator, stairs leading to first floor.



Kitchen

Pvc windows to rear aspect, vinyl flooring, painted walls with tiled splash back, stainless sink with drainer and mixer tap, gas hob, integrated oven, space for fridge, space for washing machine, range of matching wall and base units set on a compatible work surface.



Living Room

Pvc window to front aspect, painted walls, textured ceiling with coving, radiator, laminate flooring.



Dining Room

Pvc sliding door to rear garden, laminate flooring, radiator, painted walls and ceilings.



Landing

Pvc window to side aspect, painted walls, textured ceiling, door to storage cupboard, carpet flooring.



Bedroom 1

Pvc window to front aspect, radiator, laminate flooring, painted walls, textured ceiling with coving, fitted storage cupboards.



Bedroom 2

Pvc window to rear aspect, radiator, laminate flooring, fitted storage cupboard, painted walls, textured ceiling.



Bedroom 3

Pvc window to front aspect, carpet flooring, painted walls, textured ceiling, door to storage cupboard.



Bathroom

Pvc window to side aspect, painted walls with tiled splash back, panelled bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, close couple wc, electric shower over, tiled flooring.

Services

Tenure

We are informed that the tenure is

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.