

## **New Road, Rumney, Cardiff, CF3 3AE**

### **Offers in the Region of £350,000**

Beautifully updated semi-detached home | Prime Rumney location with superb transport links | Spacious living room | Modern Extended kitchen-diner | Three bedrooms (two doubles + one single with storage) | Contemporary family bathroom | Extensive recent upgrades with clear long-term benefits | Manicured front garden, driveway, carport and garage | Additional powered outbuilding ideal for gym/office | Fully insulated and boarded attic with ladder | Close to parks, shops, supermarkets and bus routes

### **A Beautifully Updated 3 bedroom Home in the Heart of Rumney**

A Home That Balances Style, Comfort and Convenience, perfectly positioned in one of Rumney's most established residential pockets, this much-improved semi-detached home offers the ideal blend of character and contemporary family living. With excellent transport links, green open spaces nearby and a wealth of everyday amenities within easy reach, it offers a lifestyle that's both effortless and enjoyable.

Over the last decade, the property has undergone a thoughtful programme of upgrades — from a new roof and full rewire to a modern kitchen, bathroom and glazing — giving future owners peace of mind, improved energy efficiency and a stylish, move-in-ready home. Modern Living with a warm, welcoming Feel, from the moment you step inside and you're greeted by a bright, inviting hallway that sets the tone for the rest of the home. The hallway flows seamlessly into a stylish open-plan kitchen-diner — the social heart of the house, while the large lounge overlooking the front provides the perfect space to relax of an evening. Upstairs, three well-proportioned bedrooms and a modern family bathroom provide comfortable, practical spaces for the whole household to recharge their batteries.

Outside, the property continues to impress with beautifully maintained gardens, generous parking, and versatile outbuildings that lend themselves to work, fitness or creative hobbies.

**Location.** Rumney remains one of Cardiff's most popular suburbs thanks to its excellent connectivity and strong community feel. From this address, you're moments from the A48/M4 link, making commuting simple, while regular bus services offer quick access into the City Centre.

Everyday convenience is effortless with M&S Foodhall, Sainsbury's, Morrisons, Aldi and a wide range of local shops all close by. For green space, Tredelech Park is just a stroll away, with Waterloo Gardens and Roath Park a short drive — perfect for dog walks, weekend picnics or morning runs.

### **The accommodation comprises**

**Hallway** - A new modern composite door welcomes you to this freshly re-plastered and redecorated, hallway creating a clean, modern first impression.

**Living Room** - A spacious, light-filled lounge featuring a log-burner-effect gas fire — offering the cosy look of a wood burner with the convenience of gas. Triple glazing to the front enhances warmth and reduces noise. Perfect to relax and unwind with the rest of the household after a long day.

**Kitchen / Diner** - Extended and Refitted within the last five years with modern appliances and kitchen cupboards and stunning large island with four ring gas hob and new flooring truly make this room the beating heart of the home. French doors and upgraded rear glazing improve natural light, energy efficiency and indoor-outdoor flow.

**Stairs** - Rise from the ground floor to the landing with access to all 3 bedrooms, family bathroom and the attic, which is fully insulated, boarded and fitted with a pull-down wooden ladder, providing safe, accessible storage.

**Bedroom One** - A generous double with fitted wardrobes for excellent storage and triple-glazed windows for added comfort.

**Bedroom Two** - Another spacious double, ideal for children, guests or a home office.

**Bedroom Three** - A well-sized single with built-in cupboard — perfect as a nursery, study or dressing room.

**Family Bathroom** - Refitted within the last five years, offering a fresh, contemporary finish and low-maintenance appeal.

**Front Garden, Driveway & Carport** - A beautifully manicured front garden sets a welcoming tone. The driveway and carport provide sheltered parking and lead to the garage.

**Rear Garden & Outbuildings** - A pretty, enclosed garden that's been lovingly maintained. The garage benefits from plumbing and electricity — ideal for laundry, hobbies or storage — while the additional powered shed/home gym/office offers flexible space for work or leisure.

#### **Recent Improvements — Within the Last 5–10 Years**

Triple glazing to the front — improved warmth, reduced noise, better energy efficiency

New roof — long-term peace of mind and reduced maintenance costs

New central heating system — more efficient heating and lower running costs

Complete re-plastering — smooth, modern walls ready for any décor

Total rewire — safer electrics and capacity for modern appliances and tech

Loft insulation — improving energy performance and reduced heat loss

Attic boarded with pull-down wooden ladder — safe, practical extra storage

Log-burner-effect gas fire — produces ambience and warmth with low maintenance

Fitted wardrobes in main bedroom — maximised storage and a clutter-free space

New Double glazing to the rear & new French doors— provide a brighter living space and easy garden access allowing the outside in on those warm summer evenings.

New composite front door — improved security, insulation and kerb appeal

New bathroom — modern, low-maintenance and stylish

New modern kitchen with built-in appliances and contemporary design and everyday convenience

New flooring downstairs — fresh, cohesive and easy to maintain

#### **In summary - A Home That's Ready to Enjoy**

With its extensive upgrades, generous layout and superb location, this is a property that offers exceptional comfort, efficiency and long-term peace of mind. Homes of this calibre in Rumney are always in demand — early viewing is strongly recommended to fully appreciate everything it has to offer.