



Ty Fry Close, offers over £280,000

- Three bedroom semi-detached home
- Sought after cul-de-sac position
- Two separate reception rooms
- Original parquet flooring
- Gated driveway and detached garage
- Rear garden with decked seating area
- Close to Rumney hill shops and transport links
- EPC Rating: C



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About the property

Set within the sought-after Ty Fry Close cul-de-sac, this beautifully presented three bedroom semi-detached home offers generous and versatile accommodation with attractive original features.

The ground floor comprises a welcoming porch and hallway, a bright lounge, a separate dining room with doors opening onto the rear garden and recently updated kitchen. Original woodblock flooring runs through the hallway and reception rooms adding character to the home.

Upstairs are two generous double bedrooms, a third single bedroom suitable for use as a nursery or home office, and a spacious family bathroom.

Outside, the property benefits from a gated driveway provides off-road parking and access to a detached garage with a pitched roof. The rear garden is mainly laid to lawn, with mature planting and a decked seating area offering an attractive space for relaxing and entertaining.

The property is conveniently situated for Rumney Hill shops, local amenities, schools and transport links.



Accommodation

Front Porch

Hallway

Lounge

13' 2" max x 12' max (4.01m max x 3.66m max)

Dining Room

12' 1" max x 12' max (3.68m max x 3.66m max)

Kitchen

8' 4" max x 6' 10" max (2.54m max x 2.08m max)

Bedroom One

13' 2" max x 12' 6" max (4.01m max x 3.81m max)

Bedroom Two

12' 6" max x 12' 1" max (3.81m max x 3.68m max)

Bedroom Three

9' 6" max x 6' 11" max (2.90m max x 2.11m max)

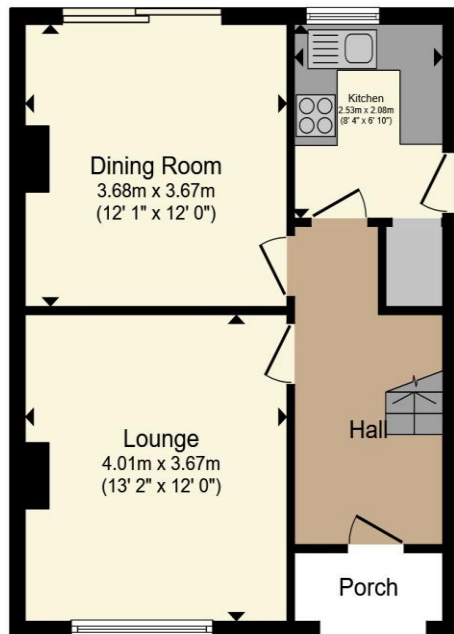
Bathroom

8' 9" max x 6' 9" max (2.67m max x 2.06m max)

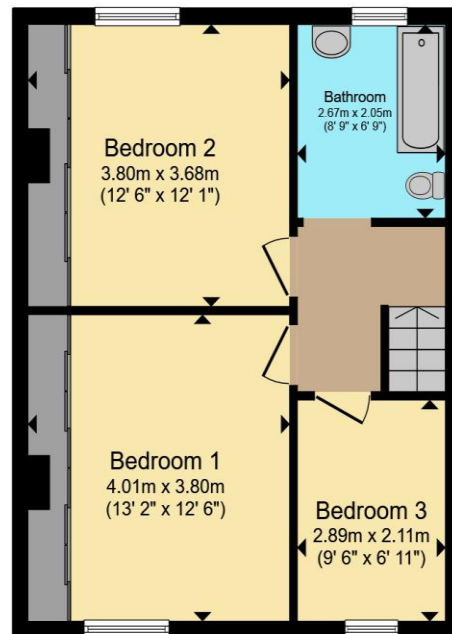
02920 792888

rumney@peteralan.co.uk

Floorplan



Ground Floor



First Floor

Total floor area 88.8 m² (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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