



Fielding Close, Llanrumney, Cardiff. CF3 5NE

- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SOUTHWEST-FACING REAR GARDEN
- LARGE CORNER PLOT
- MODERN KITCHEN & BATHROOM
- STORAGE AREA to SIDE
- TIMBER SHED to REAR GARDEN
- DUAL ASPECT LIVING ROOM
- SITUATED ON QUIET NO THROUGH ROAD
- NEARBY ACCESS TO NEWPORT RD, A48 & M4 & PUBLIC TRANSPORT LINKS TO CARDIFF CITY CENTRE



PROPERTY DESCRIPTION

Presenting this delightful two-bedroom semi-detached house set on a generous corner plot in the peaceful, no-through road of Llanrumney. This well-maintained home offers a bright and airy dual-aspect living room, a contemporary kitchen and bathroom, and a southwest-facing rear garden ideal for outdoor enjoyment. Additional storage is thoughtfully placed to the side, and a timber shed in the garden adds further practicality. Combining comfort, functionality, and a tranquil setting, this property is perfect for families or first-time buyers looking for a charming home in a convenient location.

Llanrumney is a quiet residential area that enjoys excellent connectivity while retaining a peaceful atmosphere. Residents benefit from easy access to Newport Road, the A48, and the M4 motorway. Cardiff city centre is just a short journey away via frequent public transport links, making commuting straightforward. Local amenities, schools, and green spaces are also within close reach, providing a well-rounded lifestyle for its occupants.

Inside, the dual-aspect living room fills the space with natural light, creating a warm and inviting area to relax or entertain. The modern kitchen is fitted with sleek cupboards and work surfaces, offering a practical space for meal preparation. There are two generous double bedrooms, each providing ample space and comfort. The contemporary bathroom features quality fixtures and a clean design. To the side of the property, a handy storage area caters to additional household needs, while the southwest-facing rear garden is perfect for enjoying sunny afternoons and includes a timber shed for convenient outdoor storage or hobby space.



ROOM DESCRIPTIONS

Outside Front

Approached via large area laid to stone chippings with footpath laid to paving slabs leading to area laid to concrete and step up to storm porch and front door; area to side laid to lawn with mature apple tree; access to side storage area via double timber doors

Entrance Hall

3' 3" x 7' 6" (0.99m x 2.29m) Accessed via composite front door with obscured DG vision panel; tiled flooring; radiator; under stairs cupboard housing gas meter, electricity meter and RCD Consumer Unit; access to Living Room and Kitchen; carpeted staircase rises to first floor; uPVC DG window to side on staircase

Living Room

9' 7" MIN x 19' 6" (2.92m x 5.94m) Carpeted; 2 x radiators; 2 x uPVC DG windows, one to front, one to rear

Kitchen

7' 7" x 9' 7" (2.31m x 2.92m) Tiled flooring continues from Hallway; radiator; modern fitted kitchen with wall and base units with worktops over and tiled splash backs; composite sink with draining board and mixer tap; integrated 4-ring electric hob; integrated microwave; integrated electric fan-assisted oven; integrated dishwasher; under stairs storage area; timber door with obscured Georgian wire glazed panel provides access to storage area; uPVC DG window to rear

Storage

9' 1" x 16' 2" (2.77m x 4.93m) Flooring laid to concrete; double timber doors provide access to front of property and single timber door provides access to Rear Garden

First Floor Landing

7' 3" x 4' 7" (2.21m x 1.40m) Carpeted; storage cupboards; access to both Bedrooms and Family Bathroom; access hatch to loft; uPVC DG window to side

Bedroom 1

14' 5" x 8' 11" (4.39m x 2.72m) Carpeted; radiator; over stairs storage housing Ideal gas central heating combi boiler; uPVC DG window to front

Bedroom 2

10' 4" x 10' 9" (3.15m x 3.28m) Carpeted; radiator; uPVC DG window to rear

Family Bathroom

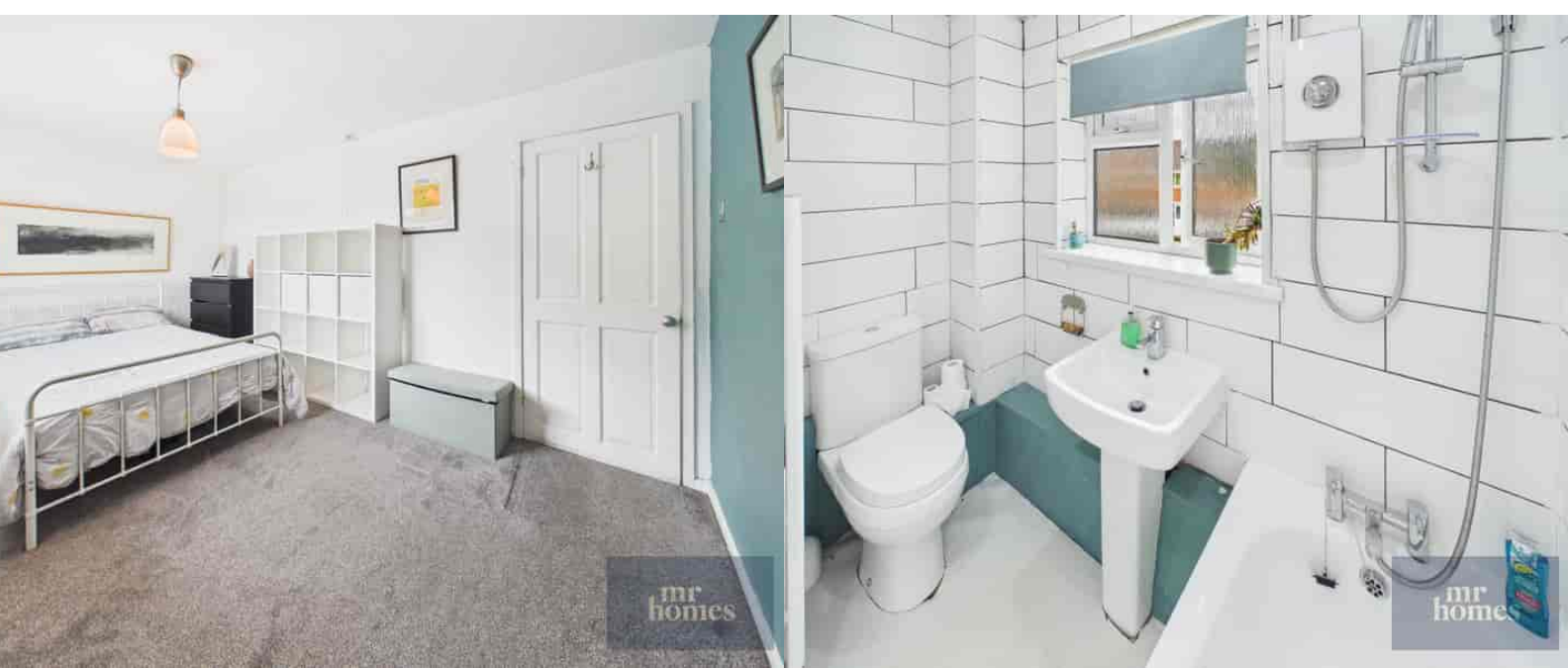
7' 1" MAX x 5' 7" MAX (2.16m x 1.70m) Vinyl flooring; fully tiled walls; ladder-style radiator; WC; pedestal wash hand basin with mixer tap; panelled bath with mixer tap with shower attachment; electric shower over; shower curtain rail; uPVC obscured DG window to rear

Rear Garden

Patio area laid to stone chippings; area to side with timber decking; remainder of garden laid to lawn with mature borders of trees, shrubs and bushes; timber shed to rear

Timber Shed

15' 7" x 7' 5" (4.75m x 2.26m)



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

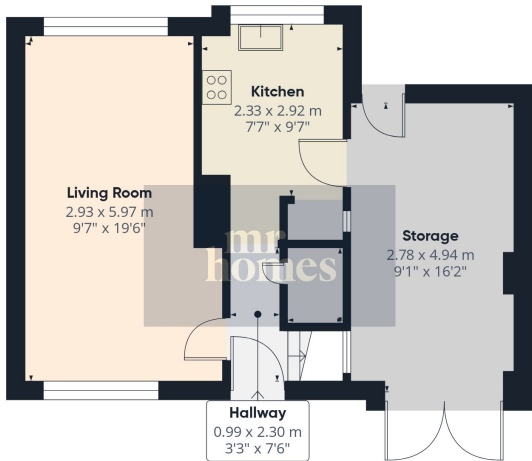
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

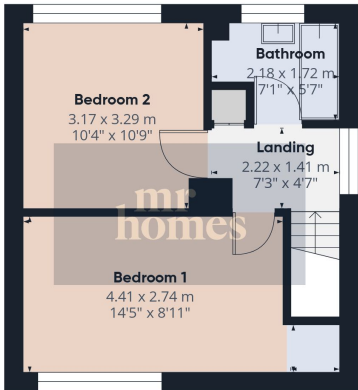
Mobile Signal

Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent





Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m
74.7 m²
803 ft²

Reduced headroom
1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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