



£320,000

Elgar Crescent, Llanrumney

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautifully modernised semi detached house with 3 bedrooms
- Great Location with excellent links to the M4 and Cardiff
- Large open plan family Kitchen/Diner
- Utility Room and Shower Room
- Ample parking for several vehicles
- Viewing Highly Recommended

## Property Description

Botham Williams are excited to share with you this beautiful 3 bed semi-detached house in Llanrumney, Cardiff. The home has undergone extensive renovation, boasting a spacious open-plan kitchen/dining/family area, alongside a utility room, downstairs shower room, separate WC, three bedrooms, and a family bathroom.

## Main Particulars

Botham Williams are excited to share with you this beautiful 3 bed semi-detached house in Llanrumney, Cardiff.

The home has undergone extensive renovation, boasting a spacious open-plan kitchen/dining/family area, alongside a utility room, downstairs shower room, separate WC, three bedrooms, and a family bathroom.

Outside, a sizable driveway accommodates multiple cars with garage access, while the enclosed rear garden offers privacy. Conveniently located near shops, schools, and bus stops, this property promises to be an ideal residence for a growing family. It is move-in-ready!

### Front Garden

A large pressed concrete drive with parking for several vehicles., access to the garage and garden. A double-glazed door leads to the porch, with a hardwood door opening into the hallway. The floor is tiled.

### Hallway

A stunning entrance is accessed via a porch which has ample room for storage. The staircase has oak hand rails and glass balustrades making it feel bright, airy and modern. The hallway leads to a front lounge/playroom and through to the kitchen/diner/living room which also lead to a WC and utility room. The floor is tiled floor. there is under stairs storage and a radiator. The stairs lead to the first floor.

### Lounge 3.89m x 3.48m

A generous room located at the front of the property and overlooking the driveway. There is a large Upvc double glazed window, Laminate flooring and a radiator.

### Kitchen/diner/family Room

7.85m x 6.32m

A show-stopping multi-use room that has been extended to allow for the ultimate open-plan living. This room really is the heart of the house. There is an double glazed aluminium window to rear and aluminium double glazed patio door to rear allowing light to flood into the room.

The stunning kitchen has a range of matching and modern wall and base units with complimentary two bowl inset sink with shower mixer tap. There is a double built in oven, a wine cooler and plumbing for a dishwasher. There is a large central island with units under and inset 5 ring gas burner hob and solid wood work surfaces. The tiled floor continues from the hallway. Ample space for a dining table, chairs and a sofa. There is a Feature fire set in surround, three radiators and access to the utility room and separate WC.

Utility Room 1.96m x 1.93m

The utility room features base units for storage, along with plumbing for a washing machine and space allocated for a tumble dryer. A fully tiled corner shower cubicle adds convenience. The floor and splashbacks are tiled flooring and there is a while a chrome towel rail.

Seperate Wc

There is a low level WC, wash hand basin set in vanity unit, tiled floor and a radiator.

Bedroom One 3.89m x 3.43m

A double room with a Upvc double glazed window to front of the property. The walls and ceiling are newly plastered, there is a radiator and laminate flooring.

Bedroom Two 3.76m x 3.58m

Another double room with a Upvc double glazed window to rear. There are fitted wardrobes, laminate flooring, plastered walls and ceiling.

Landing

A bright space with a Upvc double glazed opaque window to the side aspect. There is carpet and loft access.

Bedroom Three 2.51m x 1.93m

Upvc double glazed window to front. Plastered walls and ceiling. Radiator. Laminate flooring.

## Bathroom

The bathroom has a UPVC double-glazed frosted window to both the side and rear, providing ample light. The bathroom features a walk-in shower cubicle with a mains shower, alongside a paneled bath equipped with central mixer taps. Additionally, there's a wash hand basin and a low-level WC. There are tiled splashback, vinyl floor and while spotlights on the ceiling.

## Garden

A great enclosed rear garden with a lawn and patio.

## Garage

A great addition to the property is the garage with up and over door.





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