



£330,000

11 Clos Telerch, Rumney

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01446 488288

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Step Inside

Key Features

- EPC Rating A
- Ground source heat pump, solar panels and storage battery
- Off road parking
- Off road parking Great location just off Newport Road with easy access to Cardiff and M4
- Family friendly estate
- Private south westerly facing rear garden

Property Description

This beautifully maintained three-bedroom semi-detached family home offers modern living throughout, with stylish interiors, open-plan spaces, and a private south-west facing rear garden. Located in the sought-after Aspen Grove development, just off Newport Road, the property enjoys excellent access to Cardiff city centre and the M4. Aspen Grove is a thoughtfully designed collection of 149 homes, representing an exciting new chapter for the area. More than just a development, it is a vibrant, family-friendly community built around modern living. With a focus on quality, comfort, and sustainability, Aspen Grove creates a connected neighbourhood where contemporary homes and welcoming community spirit come together seamlessly.

Main Particulars

Aspen Grove offers a collection of beautifully designed, energy-efficient homes built to the highest standards of modern living. Each property boasts an impressive EPC Rating A, featuring a ground source heat pump, solar panels, and a storage battery — delivering smart, sustainable energy solutions that help you make the most of low-cost, low-carbon power.

Designed with families in mind, this welcoming community provides off-road parking and private gardens, creating the perfect balance of comfort and convenience. Ideally located just off Newport Road, Aspen Grove offers easy access to Cardiff city centre and the M4, making it an excellent choice for commuters and families alike.

The property features a spacious lounge, a modern kitchen/dining area, and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite, along with a contemporary family bathroom. Outside, the home benefits from a generous and private rear garden complete with a shed and double doors leading from the kitchen, as well as side access to off-road parking for multiple vehicles.

This well-maintained three-bedroom property offers modern living throughout, featuring stylish finishes, open-plan spaces, and a private south-west facing garden.

Ground Floor

Lounge - (4.98m x 3.36m)

A bright and inviting living space positioned at the front of the home, featuring elegant light oak-effect LVT flooring, a stylish feature wall with integrated storage, a large front-facing window that floods the room with natural light, and two radiators for year-round comfort.

Kitchen / Diner - (5.65m x 3.96m)

An impressive open-plan space with matching light oak-effect LVT flooring running throughout. The kitchen includes an integrated oven and electric hob, built-in fridge

freezer, and space for both a washing machine and tumble dryer. A cupboard houses the household battery system. Double PVC doors open onto the garden, with a window overlooking the outdoor space, providing plenty of natural light and a pleasant view over the rear garden.

WC - (2.26m x 0.92m)

Conveniently located cloakroom with WC and wash basin with opaque window to the front.

First Floor

Master bedroom - (3.87m x 3.97m (max))

A spacious double bedroom featuring built-in wardrobes, plush carpeting, and two front-facing windows that fill the room with natural light. The room also benefits from direct access to a stylish en-suite bathroom.

En Suite - (2.24m x 1.58m)

A contemporary en-suite fitted with a sleek double electric shower, modern wash basin, and WC, complemented by an opaque front window providing both natural light and privacy.

Bedroom 2 - (3.01m x 3.19m) A generously sized double bedroom, beautifully carpeted and featuring a large window with pleasant views over the rear garden.

Bedroom 3 - (3.19m x 2.55m)

A well-proportioned third bedroom, ideal for use as a single room, guest bedroom, or home office, featuring a rear-facing window with views over the garden.

Bathroom - (2.15m x 1.94m)

Contemporary family bathroom with wood-effect laminate flooring, opaque window to the side, bath with shower over, wash basin, and WC.

Exterior

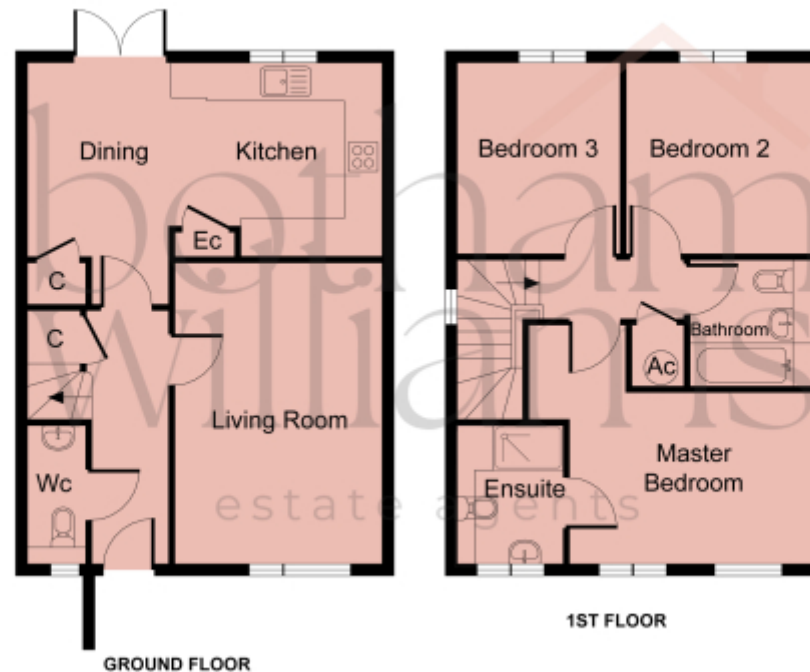
Garden

South-west facing garden featuring paved patio areas, low-maintenance artificial lawn, and fenced boundaries. Additional benefits include side access, a shed, gravelled

area to the side, outdoor electrical sockets, and an external tap.

Off-road parking to the side, providing space for two vehicles, with convenient access leading directly to the rear garden.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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