

UNDER OFFER



Elgar Crescent

Llanrumney, Cardiff, CF3 5RW

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ASKING PRICE

£349,950

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,205 SQ FT

1205 FT2

3 BED

SEMI DETACHED

DRIVE & GARAGE

FREEHOLD



THE PROPERTY

Nestled in the tranquil Elgar Crescent of Llanrumney, Cardiff, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,205 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property also boasts a well-maintained bathroom, catering to the needs of modern living.

One of the standout features of this home is its lovely garden, providing a serene outdoor space for relaxation or play. The garden is complemented by a drive and garage, offering ample parking for up to three vehicles, a rare find in many urban settings.

Situated in a quiet location, this property allows for a peaceful lifestyle while still being conveniently close to local amenities and transport links. Whether you are looking to enjoy the tranquillity of suburban living or seeking a family-friendly environment, this semi-detached house on Elgar Crescent is a wonderful opportunity not to be missed.

INSIDE



ACCOMMODATION

LOUNGE 3.72m x 4.55

SITTING ROOM 3.72m x 5.78m

KITCHEN 2.56m x 4.53m

BEDROOM1 3.71m x 3.94m

BEDROOM 2 3.71m x 3.92

BEDROOM 3 2.37m x 2.67m

SCHOOL CATCHMENT

Pen-Y-Bryn Primary School Ysgol Bro Eirwg Eastern High School
Ysgol Gyfun Gymraeg Bro Edern *this is subject to change and
availability

PROPERTY TYPE HOUSE - SEMI-DETACHED

INTERNAL AREA 1,205 SQ FT

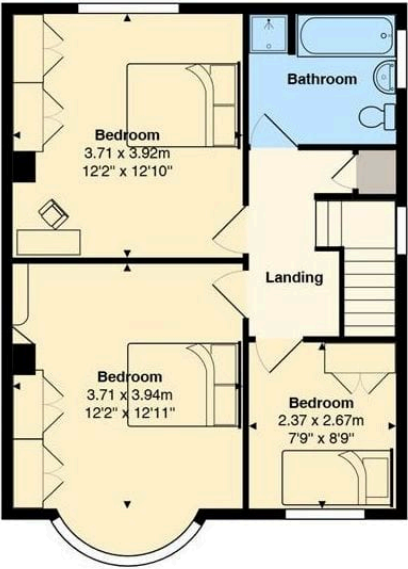
TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 64 · POTENTIAL 79

FLOORPLAN

Elgar Crescent



Total Area: 110.7 m² ... 1191 ft² (excluding garage)
All measurements are approximate and for display purposes only.



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk