



**17 Castle Rise
Rumney
Cardiff
South Glamorgan
CF3 4BA**

Offers in Excess of £405,000

bettermove

Castle Rise

Cardiff

Bettermove are proud to present this 4 bedroom detached house in Rumney, available with no forward chain.

This property benefits from double glazing, solar panels, and gas central heating throughout, with off road parking available via the driveway.

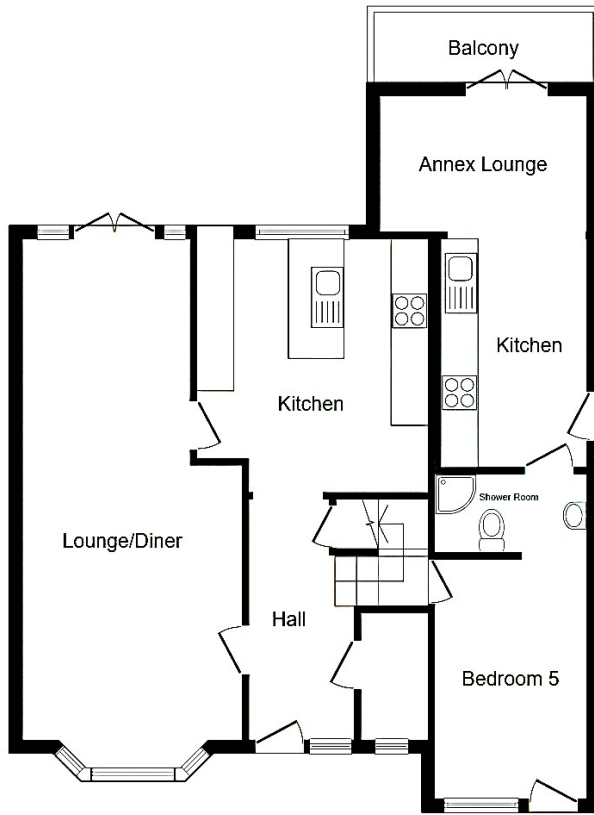
The council tax band is F.

The interior of this beautifully presented property comprises a spacious living/dining room and a fitted kitchen with integrated appliances on the ground floor, complemented by access to a private rear garden and balcony spaces enjoying tranquil river views. The first floor consists of four well-proportioned bedrooms, including two en-suites, alongside a stylish family bathroom. In addition, the property benefits from a self-contained one-bedroom annexe, ideal for multi-generational living or guest accommodation. Externally, the property boasts a private rear garden, perfect for enjoying the summer months, leading down to a picturesque riverside setting.

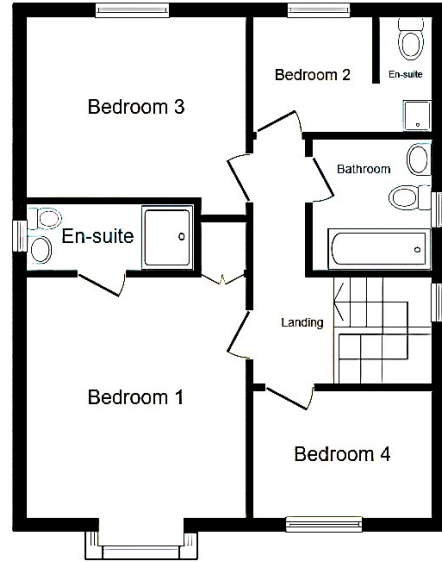
Located in the popular area of Rumney, Cardiff, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to Rumney Beach. Excellent transport links can be found from Cardiff Queen Street Train Station, a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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