



Ball Road, Llanrumney Cardiff CF3 4BY

welcome to

Ball Road, Llanrumney Cardiff

A well presented THREE BEDROOM SEMI DETACHED home, set in the popular location of LLANRUMNEY within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

Ground Floor

Entrance

Double glazed front door into:

Hallway

Double glazed window to side aspect, stairs rising to first floor, laminate flooring, radiator, built in storage cupboard and access to:

Lounge

13' 2" Max x 12' 10" Max (4.01m Max x 3.91m Max)

Double glazed window to front aspect, radiator, electric fire and laminate flooring.

Dining Room

12' Max x 10' 5" Max (3.66m Max x 3.17m Max)

Double glazed sliding doors providing access to rear aspect, radiator and laminate flooring.

Kitchen

9' 4" Max x 8' 4" Max (2.84m Max x 2.54m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, tiled splashback, laminate flooring and double glazed window to rear aspect.

First Floor

Landing

Double glazed window to front aspect, loft hatch and doors providing access to:

Bedroom One

11' 11" Max x 11' Max (3.63m Max x 3.35m Max)

Double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Two

11' 1" Max x 11' 1" Max (3.38m Max x 3.38m Max)

Double glazed window to front aspect, radiator and built in wardrobe housing combi boiler.

Bedroom Three

8' 10" x 8' 8" (2.69m x 2.64m)

Double glazed window to rear aspect and radiator.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin inset to vanity unit, vinyl flooring and double glazed window to side aspect.

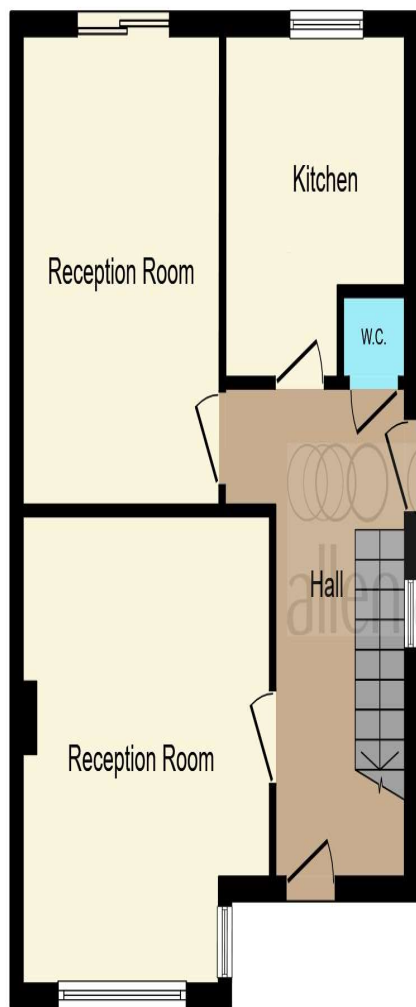
Outside

Front Garden

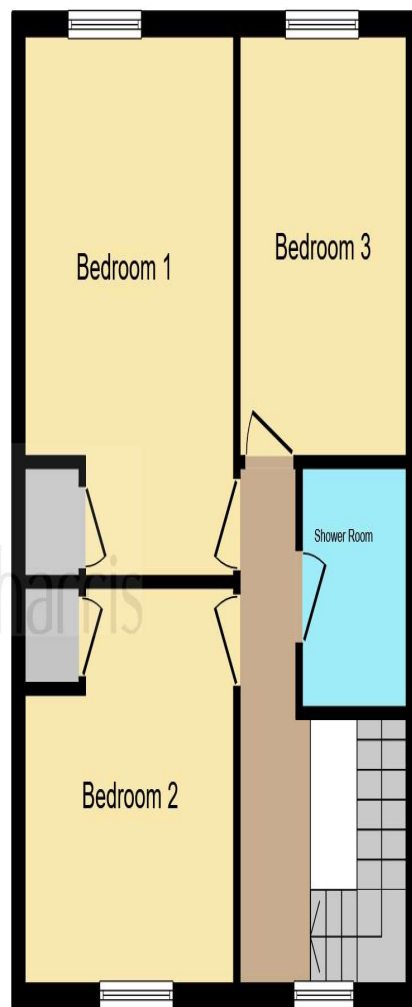
Raised bed with sloped access, steps leading down to front entrance and driveway providing off street parking.

Rear Garden

Enclosed with paved patio area, area laid to lawn, footpath and two brick built outbuildings for storage.

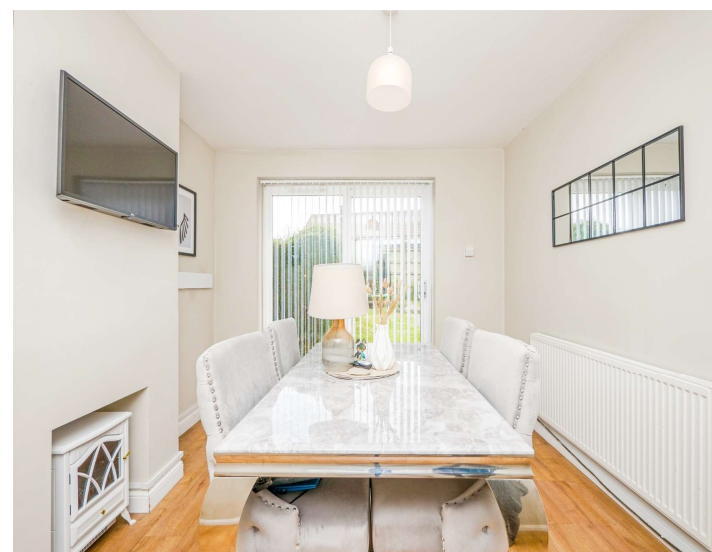


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Ball Road,
Llanrumney Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- First Floor Shower Room
- Front and Rear Gardens
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/ROA114022



Property Ref:
ROA114022 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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