

Ball Road

LLANRUMNEY, CARDIFF, CF3 4JJ

GUIDE PRICE £250,000

**Hern &
Crabtree**



Ball Road

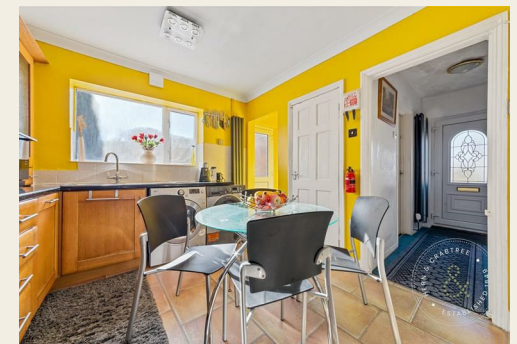
Situated on the popular Ball Road, Llanrumney, this well-presented red-brick semi-detached home is perfect for families or first-time buyers. Thoughtfully improved by the current owners, the property benefits from newly fitted double-glazed windows, a modern gas combi boiler, smart lighting, and more. The ground floor features a spacious living room, a fitted kitchen and a convenient cloakroom. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a generous rear garden, ideal for relaxing or entertaining, while the private driveway provides parking for two vehicles.

Located close to local shops, amenities, and excellent public transport links, this home offers both comfort and convenience.

Llanrumney is a well-established residential area in east Cardiff, offering a balance of urban convenience and green spaces. With excellent transport links to the city centre and easy access to the A48 and M4, it's a great choice for commuters and families alike.

The area boasts a range of local shops, supermarkets, cafés, and pubs, along with being in walking distance to local primary schools and leisure facilities, including Llanrumney Hall Community Trust and local sports clubs. For outdoor lovers, Parc Coed Y Nant and the nearby River Rhymney Walk provide plenty of space to explore. With a strong sense of community and affordable property options, Llanrumney remains a popular choice for first-time buyers, families, and investors.

- Semi detached
- Ground floor cloakroom
- Bus links close by
- Close to Llanrumney Leisure center
- EPC - C
- Three bedrooms
- Close to amenities
- Links to the A48 & M4 nearby
- Enclosed rear garden
- Council Tax Band - C



892.00 sq ft

Entrance Hall

Entered via a composite door to the front with obscure glazed central panel. Stairs to the first floor with storage space under, vertical radiator with integrated mirror, doors to:

Living Room

17'10 x 10'8

Double glazed windows to the front and side. Fireplace with electric fire. Coved ceiling, radiator.

Cloakroom

3'3 x 5'1

Double obscure glazed window to the side. Wood laminate flooring. WC, wash hand basin, vertical radiator with integrated mirror.

Kitchen

13'1 x 9'5

Double glazed windows to the rear. Fitted with a matching wall and base units with laminate work tops over, 1.5 bowl stainless steel sink and drainer. Plumbing and space for dishwasher and washing machine. Rangefinder cooker. Vertical radiator. Integrated dishwasher. Under stair storage cupboard. Tiled splash back, tiled floor. Coved ceiling.

Utility Room

Combination boiler, plumbing and space for dishwasher/ washing machine, composite laminate door to the rear garden with obscure glazed panel.

First Floor

Stairs rise up from the entrance hall.

Landing

Loft access hatch, heated towel rail, doors to:

Bedroom One

10'2 x 12'2

Double glazed window to the side, coved ceiling. Built-in cupboard. Radiator.

Bedroom Two

10'7 x 12'0 max

Double glazed windows to the side and front, radiator, built-in cupboard.

Bedroom Three

8'5 x 7'8

Double glazed window to the front, radiator, storage cupboard.

Bathroom

6'5 x 5'6

Double obscure glazed window to the rear, tiled walls and tiled floor. WC, wash hand basin, bath with integrated smart shower over. Heated towel rail.

External

Front

Concrete driveway with parking for two vehicles.

Rear Garden

Large rear garden with paved patio area. Lawn area, vegetable patch area, external cold water tap. Brick storage shed. Gate to the side, timber fencing.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax Band - C

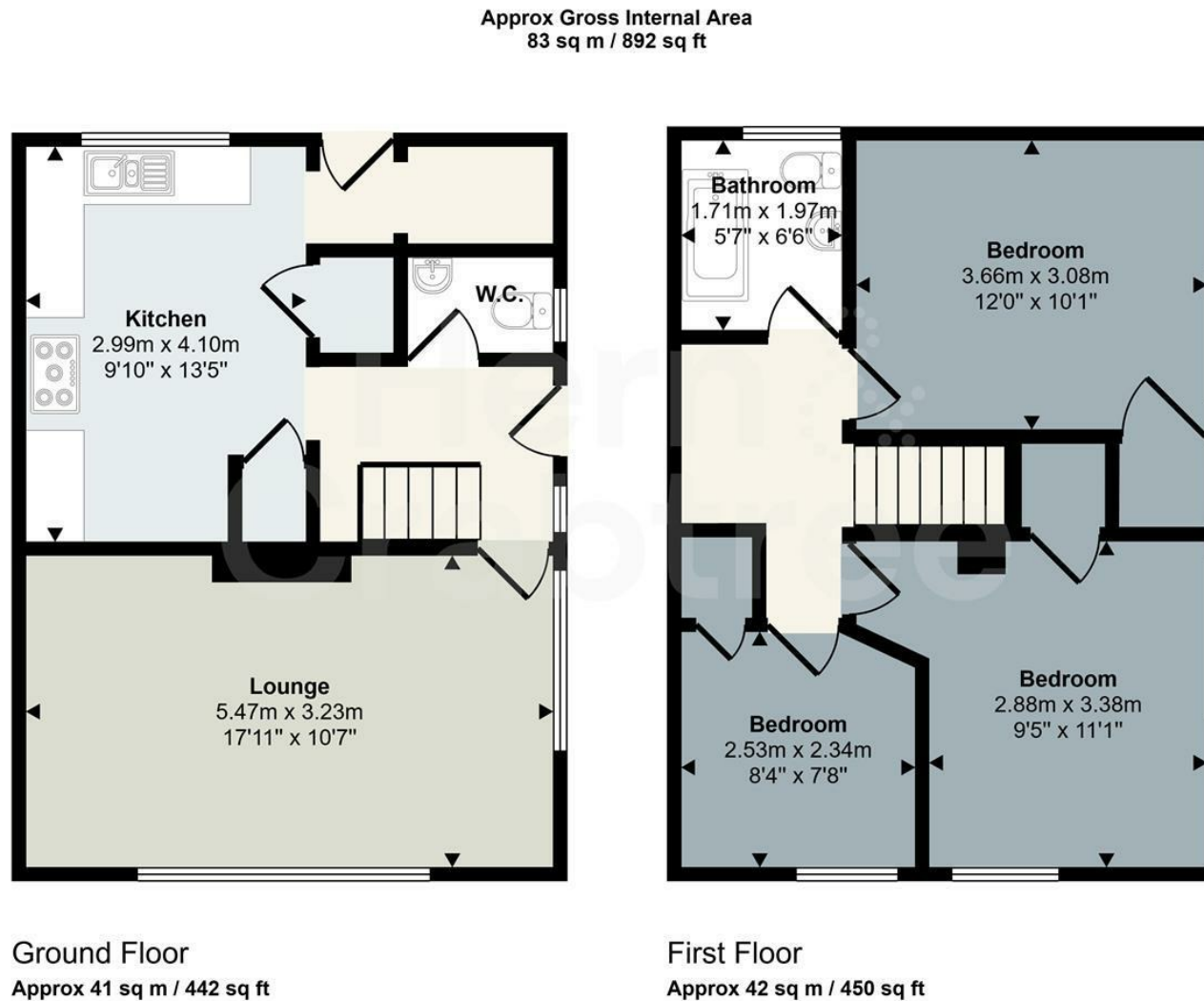
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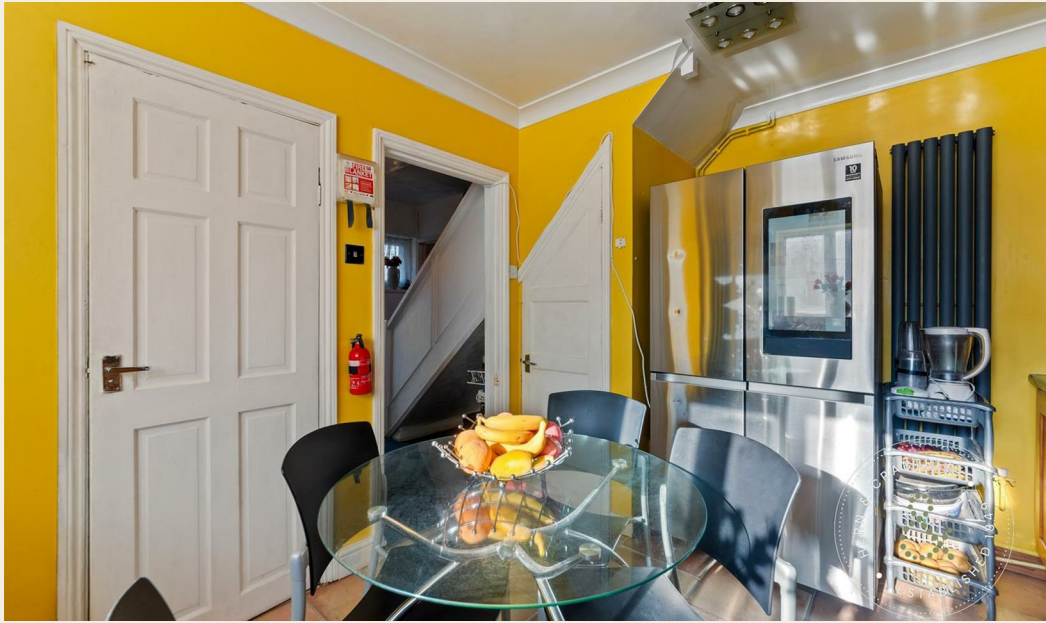




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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