

# Ball Lane

LLANRUMNEY, CARDIFF, CF3 4JS

**GUIDE PRICE £175,000**

**Hern &  
Crabtree**



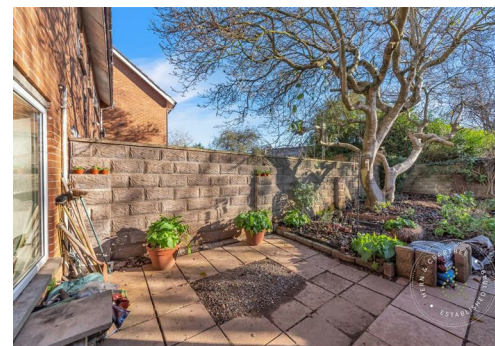


# Ball Lane

No Onward Chain. Ball Lane sits within Llanrumney, a community that blends accessibility with a strong local character. This mid-terrace home is offered with no onward chain and presents an opportunity for those seeking a property with potential to create a personalised home. Interiors are functional and adaptable, offering two reception rooms, a kitchen, utility and bathrooms both upstairs and downstairs, alongside three bedrooms. The property retains period features including working fireplaces and fitted storage, providing a solid foundation for improvement.

Llanrumney is well connected to central Cardiff, with easy access to the A48 and public transport routes. Local amenities include shops, cafés and services, while green spaces such as Llanrumney Park provide opportunities for outdoor leisure. Schools are well represented, offering a choice of primary and secondary education.

The rear garden is private and enclosed with stone walls, offering patio and raised areas with mature planting and a small greenhouse. Front garden space with lawn and flower beds complements the property's curb appeal. This house offers scope to modernise and extend, making it ideal for first time buyers or those seeking a project in a convenient, established location.



**1129.00 sq ft**

**Entrance**

Entered via a composite front door with two vertical obscure glazed panels and matching side window.

**Hallway**

The hallway features stairs to the first floor and a radiator.

**Living Room**

Front facing with double glazed windows, radiator and working fireplace.

**Dining Room**

Rear facing with double glazed windows, radiator and gas fireplace.

**Utility Room/Storage Room**

Concrete floor, bare brick walls, and separate front door with composite double glazed panel.

**Kitchen**

Fitted with wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled splashback and tiled floor. Includes space and plumbing for dishwasher and washing machine, space for gas oven and double fridge. Rear facing double glazed window provides garden views.

**Bathroom**

Double glazed obscure windows to side and rear, tiled walls, WC, radiator, sink and power shower with wet room flooring.

**FIRST FLOOR**

**Landing**

With loft access hatch.

**Bedroom One**

Front facing with double glazed window, radiator, two fitted wardrobes. Houses the combi boiler.

**Bedroom Two**

Rear facing with double glazed window and radiator.

**Bedroom Three**

Front facing with double glazed window, radiator and fitted wardrobe.

**Bathroom**

Rear facing with double glazed window, bath, sink, tiled walls and radiator.

**OUTSIDE**

**Rear Garden**

Enclosed by stone walls with a patio directly behind the house. Raised area includes a mature tree, flower beds and a small greenhouse.

**Front Garden**

Small concrete path leads to the front door, with areas of lawn and mature flower beds.

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**Disclaimer**

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

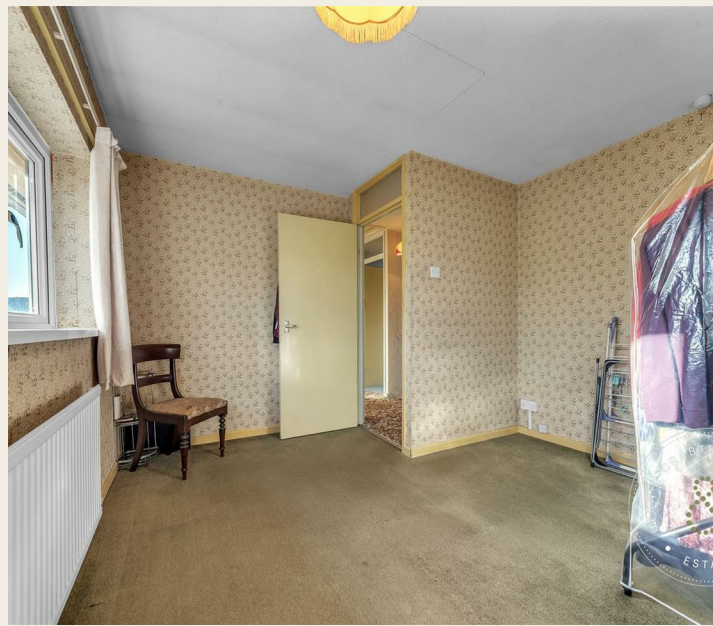
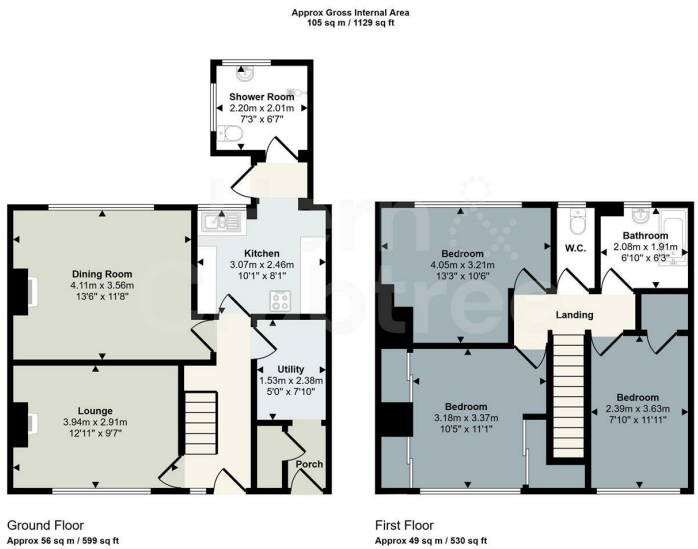
**Additional Information**

Epc -





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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC



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