



## Ball Road, Llanrumney

### Cardiff

**£285,000**

- Council Tax Band C
- Two Enclosed Gardens
- Two Reception Rooms
- Large Driveway
- EPC Rating: D



 3  1  2

02920 792888

rumney@peteralan.co.uk



## Accommodation

### Entrance Hall

Enter via door to hallway. Upvc double glazed window to side. Radiator. Tiled flooring.

### Kitchen

13' 2" x 9' 9" MAX ( 4.01m x 2.97m MAX )  
UPVC double glazed window to rear. Matching wall and base units. Stainless steel one and a half bowl sink with draining board. Electric oven and gas hob with extractor fan. Plumbing for a washing machine. Space for a fridge/ freezer. Two storage cupboards. Double glazed door to rear garden. Radiator. Tiled flooring.

### Lounge

17' 8" x 10' 3" MAX ( 5.38m x 3.12m MAX )  
UPVC double glazed window to front. Double glazed french doors to rear garden. Gas fireplace. Radiator. Carpet.

### Reception Room Two

15' 1" x 7' 9" MAX ( 4.60m x 2.36m MAX )  
UPVC double glazed window to front. Double glazed door to side garden. Radiator. Carpet.

### Landing

UPVC double glazed window to rear. Loft access.  
Access to all bedrooms and bathroom.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.