



Ball Road, Llanrumney, Cardiff, CF3 4JF

£180,000



Refurbishment opportunity in sought-after Llanrumney! Spacious two-bedroom semi-detached home with LARGE ENCLOSED REAR GARDEN and OFF-ROAD PARKING. Ideal for investors, builders, or those with connections in trades looking to add value. Close to shops, schools, and excellent transport links. A must-see!



Complete Renovation Required

Perfect Refurbishment Opportunity! We are pleased to offer for sale this spacious two-bedroom semi-detached property located in the sought-after area of Llanrumney, Cardiff. This property requires refurbishment, making it an ideal investment for investors, builders, or those with connections in trades. Whether you're looking for a Buy-to-Let opportunity or wishing to flip the property, this home offers an excellent chance to add value and create a desirable family residence. Don't miss out on the fantastic potential this property presents in a well-known and highly regarded area of Llanrumney, Cardiff.

Spacious Two-Bedroom Semi-Detached Home

We are pleased to offer for sale this spacious two-bedroom semi-detached property located in the sought-after area of Llanrumney, Cardiff. This property is a fantastic opportunity for those looking to invest or first-time buyers eager to put their own stamp on their home.

Ground Floor Features

Upon entering the property, you are greeted by an entrance porch with a white UPVC door featuring obscure double glazed glass panel inserts. The porch leads to a tiled hallway, which opens up into a spacious lounge and dining area. The lounge, with its wood laminate flooring and ornate feature fireplace, is filled with natural light from the UPVC windows at the front and patio doors to the rear garden.

The dining room, also tiled, features smooth walls and a convenient storage cupboard. An archway leads to the kitchen, equipped with a range of base and eye-level units, wood-effect worktops, and a stainless steel sink. The kitchen also includes a gas cooker, space for a washing machine and under-counter fridge, and offers direct access to the rear garden through a UPVC door.

First Floor Features

The first floor comprises two double bedrooms and a family bathroom. Bedroom one features wood laminate flooring, a built-in storage cupboard housing a combi boiler, and a UPVC window to the front. Bedroom two offers carpeted flooring and a UPVC window to the rear, ensuring plenty of natural light.

The family bathroom includes a white three-piece suite with a low-level water closet, pedestal wash basin, and panelled bath. It is finished with cushioned flooring, tiled walls, and a wall-mounted double radiator.

External Features

The front garden features a well-maintained lawn and a concrete driveway providing off-road parking. The large enclosed rear garden, primarily laid to lawn, offers a private and secure outdoor space, ideal for families and entertaining.

Ideal Location

This property is perfectly positioned, offering easy access to a range of local amenities, shops, and schools. Convenient bus routes provide quick and easy access to Cardiff City Centre, while the M4 and A48 link roads are nearby for commuters.

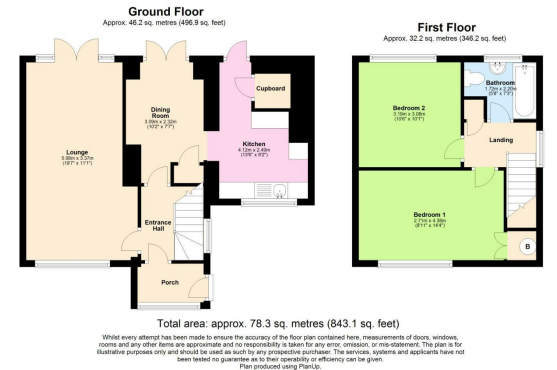
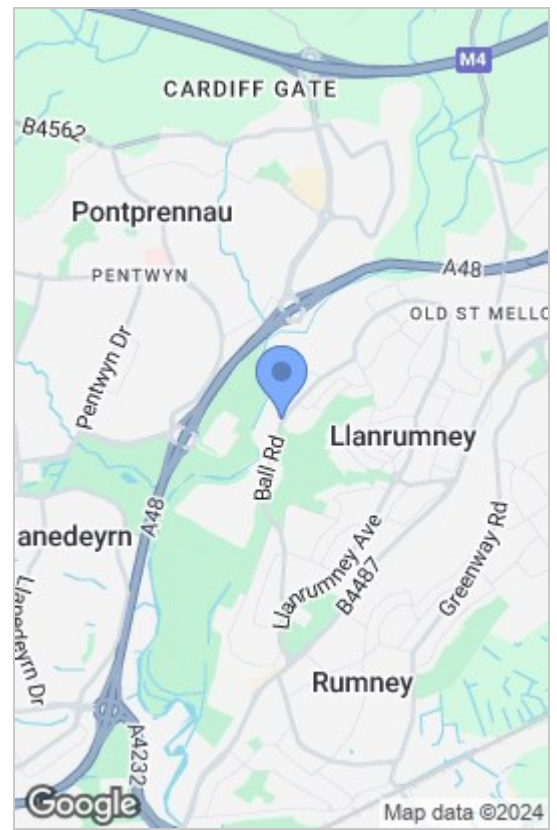
Tenure

We have been advised by the Vendor that the property is FREEHOLD.

Council Tax Band B.

Please Note

The owner of this property is connected to a member of staff at Harry Harper Sales & Lettings.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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