

Uplands Road
Rumney
Cardiff
CF3

£365,000



- Four Bedroom Semi Detached Property
- Elevated Position With Picturesque Views
- Ample Off Road Parking
- Excellent Location
- Two Reception Rooms
- Modern Shaker Style Kitchen
- Family Bathroom & En Suite
- EPC Rating: D
- Council Tax Band: E



Ref: PRA12003

Viewing Instructions: Strictly By Appointment Only

General Description

OFFERS OVER £365,000 Welcome to this charming four-bedroom family home, ideally located on the sought-after Uplands Road in Rumney, Cardiff.

From the moment you arrive, the home's attractive frontage sets a welcoming tone, with bay windows and low-maintenance lawn. Ample off-road parking via the driveway ensures everyday convenience, while the elevated position provides sweeping views across Catherine Gardens and out towards the Bristol Channel.

Step inside to discover a warm and characterful entrance hall with original tiled flooring and coving. The bay-fronted living room exudes charm with a feature fireplace and parquet flooring beneath the carpet, while the bright and spacious dining area opens seamlessly to the rear garden through French doors- ideal for entertaining.

The adjoining kitchen is both stylish and practical, boasting shaker-style units, modern appliances, and direct access to the garden. Upstairs, three well-proportioned bedrooms provide comfortable family living, with the front-facing bedroom enjoying the best of those spectacular views. A contemporary family bathroom serves this floor, fitted with a rainfall shower over the bath.

A converted loft offers a versatile fourth bedroom complete with an en suite, making it ideal for guests, older children, or a private home office.

Outside, the large enclosed rear garden is a true highlight. With mature trees, a paved patio, and decorative seating areas, it's a perfect setting for relaxing or entertaining throughout the seasons.

Ideally located just a short distance from local shops, schools, and bus routes into the city centre, this property also offers excellent access to M4 link roads, perfect for commuters.

Don't miss this rare opportunity to acquire a beautifully presented, spacious family home in a highly desirable area. Viewing is strictly by appointment- book yours today.

Accommodation



Front

Off road parking via tarmac driveway, low level wall, lawn. Steps leading up to front door, side access to rear garden.



Entrance Hall

Enter via PVC front door, original tiled flooring, painted walls and ceiling with coving, radiator, carpeted staircase to first floor and doors to ground floor rooms.



Living Room

Bay window to front aspect, feature chimney breast with fire place and hearth, painted walls with picture rail, painted ceiling with coving, radiator, carpeted flooring with original parquet flooring beneath.



Dining Room

PVC french doors into rear garden, feature chimney breast, painted walls and ceiling with recessed spotlights, radiator, tiled flooring, opening into kitchen.



Kitchen

PVC windows to both side aspects, PVC door with obscured glass to rear garden, tiled flooring continued, a matching range of shaker style wall and base units, ceramic sink unit with mixer tap, gas hob with oven, chimney style extractor fan, spaces for fridge/freezer and washing machine, tiled splash-back to surround, remainder of walls painted, ceiling is painted with recessed spotlights.



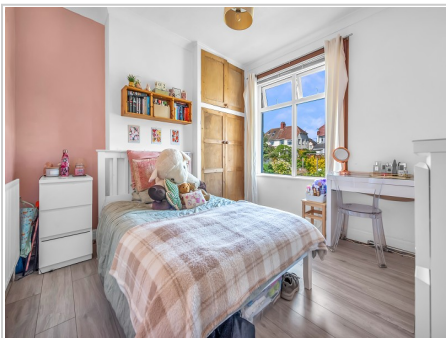
Landing

PVC window to side aspect, velux window, painted walls and ceiling with coving, carpeted flooring and staircase to loft room.



Bedroom 1

Bay window to front aspect, fitted wardrobes, painted walls and ceiling with coving, carpeted flooring, radiator.



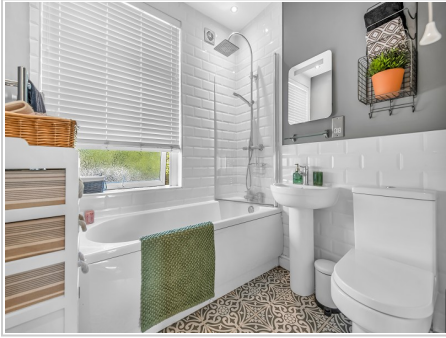
Bedroom 2

PVC windows to rear aspect, painted walls and ceiling with coving, storage cupboard, chimney breast, radiator, laminate flooring.



Bedroom 3

PVC window to front aspect, painted walls and ceiling with coving, radiator.



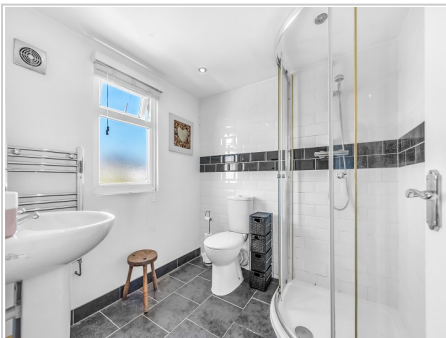
Bathroom

PVC window to rear aspect, pedestal wash hand basin, close couple WC, panelled bath with chrome rainfall mains fed shower plus handheld attachment, tiled splashback, remainder of walls painted, ceiling painted with recessed spotlights, tiled flooring, heated towel rail.



Loft Room/Bedroom 4

Dormer window to rear aspect, painted walls and ceiling with recessed spotlights, storage to the eaves, carpeted flooring, door into ensuite;



En Suite

PVC window to rear aspect, pedestal wash hand basin, close couple WC, shower cubicle with mains fed shower, heated towel rail, tiled flooring and splash-back, remainder of walls painted, ceiling painted with recessed spotlights.



Rear Garden

Paved patio area with side access to driveway, step up to lawn, concrete pathway to rear of garden, fenced boundaries, mature trees and shrubs, decorative stones create a further seating area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		77	(69-80) C		
(55-68) D	63		(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, Scotland & Wales EU Directive 2002/91/EC 			England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.