

Worle Avenue
Llanrumney
Cardiff
CF3

£230,000



- Well Proportioned Three Bedroom Semi Detached Family Home
- Off Road Parking Via Driveway
- Sought After Location
- Close To Local Primary School, Bus Routes & Shops
- Enclosed Rear Garden
- Potential To Improve
- EPC Rating: TBC
- Council Tax Band: C
- ***GUIDE PRICE: £230,000-£240,000***



Ref: PRA11995

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE: £230,000-£240,000 Set upon the popular Worle Avenue in Llanrumney, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to create their ideal family space. Positioned on a generous plot, the property benefits from off-road parking via a private driveway and a spacious, enclosed rear garden - perfect for families. Inside, the home features three well-proportioned bedrooms and a practical layout, providing a good foundation for comfortable everyday living. While well-maintained, the property would benefit from some modernisation, giving new owners the chance to put their own stamp on it and truly make it their own. A great chance to secure a home with potential in a sought after location.

The properties prime location makes it an ideal choice for families, with Bryn Hafod Primary School, local shops, and regular bus routes all within easy walking distance. Call us today to book your viewing 02920797919.

Accommodation

Front Garden & Parking

Enter through metal gates, tarmac drive, mature shrubs to border, brick walls and stone chipping's.



Entrance Hall

PVC door, PVC obscured glass window to side aspect, radiator, wallpapered walls, textured ceilings, understairs storage



Living Area

PVC bay window to front aspect, textured walls, textured ceilings, coving, brick inset fireplace, pendant light.



Dining Area

PVC sliding doors with window to rear aspect, textured walls, textured ceilings, coving, brick inset fireplace, pendant light.



Breakfast Room

PVC french doors with access to rear, wooden panelled walls, textured ceilings, radiator, pendant light, understair storage, tiled floor.



Kitchen

PVC window with front aspect, wooden panelled walls, textured ceilings, radiator, strip light, matching wall and base units, stainless steel sink with hot and cold taps, 4 ring gas hob and oven, tiled floor.

Utility Area

Door with access to rear, tiled walls, textured ceilings, Worcester boiler, plumbing for washing machine, pendant light, tiled floor.



Ground Floor WC

Wooden panelled walls, textured ceilings, low level WC, obscured glass window to rear aspect, pendant light, tiled floor.



Landing

Access to all upstairs rooms, tiled walls, textured ceilings, access to loft, pendant light, carpeted floor, PVC obscured window to side aspect, storage.



Bathroom

PVC obscured glass window to rear aspect, tiled walls, painted ceilings, radiator, pendant light, vanity sink unit with low level WC, bath with hot cold taps and shower over, glass shower screen, vinyl floor.



Bedroom 1

Shaker door, PVC window with aspect to front, papered walls, textured ceilings, coving, radiator, pendant light, fitted wardrobe, carpeted floor.



Bedroom 2

PVC window with aspect to rear, papered walls, textured ceilings, coving, radiator, pendant light, storage, laminate floor.



Bedroom 3

Shaker door, PVC window with side aspect, papered walls, textured ceilings, radiator, pendant light, storage, laminate floor.



Rear Garden

Paving slabs, wooden fence surround, mature shrubs, trees, stone chipping's, decked area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

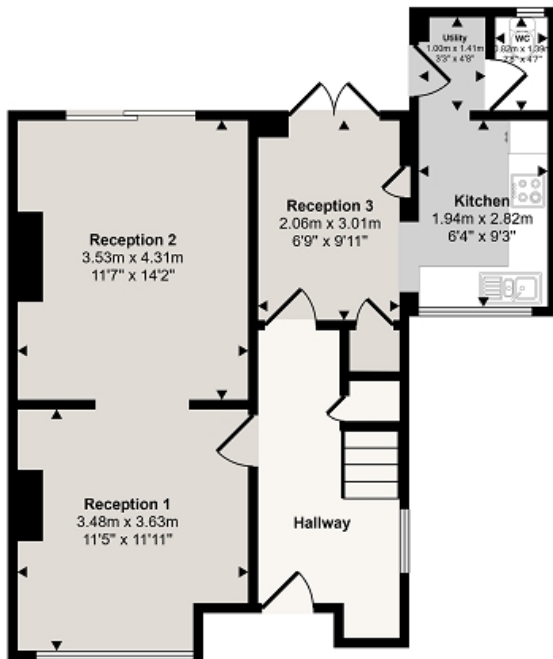
We are informed that the tenure is Freehold

Council Tax

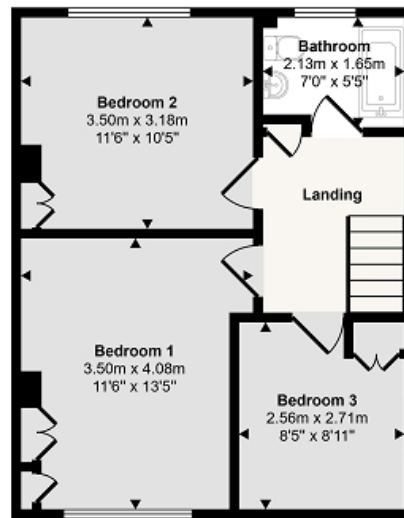
Band C



Approx Gross Internal Area
97 sq m / 1041 sq ft




Ground Floor
Approx 54 sq m / 582 sq ft




First Floor
Approx 43 sq m / 459 sq ft

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.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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

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.