

Ball Road
Llanrumney
Cardiff
CF3

£310,000



- *** GUIDE PRICE £310,000 - £320,000 ***
- Stunning Three Bedroom Semi Detached Property
- Open Plan Living and Dining Room
- Modern Kitchen + Bright Conservatory
- Garage + Brick Built Storage Room
- Off Road Parking Via Driveway
- Landscaped Enclosed Rear Garden
- Immaculately Presented - Move In Ready!
- EPC Rating: D
- Council Tax Band: D

Ref: PRA11999

Viewing Instructions: Strictly By Appointment Only



General Description

This beautifully presented three-bedroom semi-detached home offers generous living space and a warm, welcoming atmosphere- perfect for growing families. Lovingly maintained and ready to move into, this property seamlessly blends character and practicality with modern comforts.

Step into a stylish entrance hall featuring elegant wood block flooring, setting the tone for the rest of the home. The ground floor also includes a convenient WC, a modern and functional kitchen, and a bright conservatory ideal for year-round enjoyment. The spacious living room flows into a dedicated dining area, where french doors open directly to the enclosed rear garden- a real sun trap throughout the summer months. The garden is designed for low maintenance and also features a brick-built storage shed/work shop.

Upstairs, the home boasts three generously sized bedrooms and a large family bathroom.

Further benefits include a spacious integral garage, a private driveway offering off-road parking, and excellent local amenities. The property is just a short walk from the well-regarded Eastern Leisure Centre and within the catchment area for reputable primary and secondary schools. With easy access to the M4 link roads and reliable bus routes to Cardiff city centre, this home is perfectly positioned for families and commuters alike.

Call us today to book your viewing!

Accommodation

Front

Block paved driveway, low level brick wall to boarder, electric garage door, pvc entrance door leading into entrance hall.



Entrance Hall

Enter via pvc front door with glazed glass alongside, painted walls and ceiling, wood block flooring, stairs leading to first floor, radiator.



Ground Floor WC

Wood block flooring continued from entrance hall, close couple WC, wall mounted wash hand basin, painted walls and ceiling, glazed window to side aspect.



Living Area

Window to front aspect, painted walls and ceiling, wood block flooring, fireplace set on hearth, radiator, obscure stain glass window to side aspect.



Dining Room

Pvc french doors to leading to rear garden, painted walls and ceiling, wood block flooring, radiator.



Kitchen

Window to rear aspect, painted walls and ceiling, wood block flooring continued from entrance hall, glazed glass door to rear aspect, range of wall and base units set on a complimenting work surface, space for washing machine, tiled splash back, integrated electric oven, gas hob set above, space for fridge freezer.



Conservatory

Door leading to rear garden, large window to rear aspect with side window to rear aspect, painted walls, poly carbonate ceiling/roof, wood block flooring continued from kitchen.



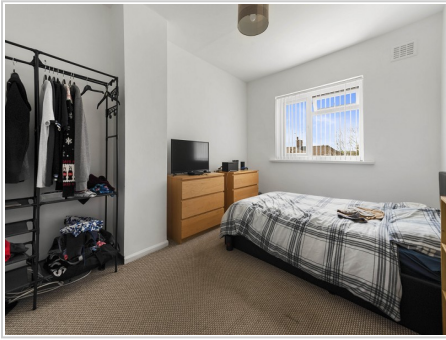
Landing

Window to side aspect, carpet flooring, painted walls and ceiling, radiator, storage cupboard housing combination boiler.



Bedroom 1

Window to front aspect, carpet flooring, painted walls and ceiling, radiator.



Bedroom 2

Window to rear aspect, carpet flooring, painted walls and ceiling, radiator.



Bedroom 3

Window to front aspect, carpet flooring, painted walls and ceiling, radiator.



Bathroom

Window to rear aspect, vinyl flooring, painted walls, panelled ceiling, tiled splash backs, close couple wc, wash hand basin set on vanity unit with mixer tap, panelled bath with hot and cold taps, wall mounted mains operated shower, radiator.



Rear Garden

Enclosed rear garden comprising of artificial laid grass, hedges to boarder, paved patio area with further patio area to side aspect, outdoor storage shed/work shop, entrance to garage, side access to front aspect.



Garage

Brick walls, concrete flooring, electricity points, electric garage door, door leading into rear garden.



Outhouse

Entered via pvc door, glazed window to rear aspect, painted walls, panelled ceiling, flooring, electricity points.

Services

Mains electricity, mains water, mains gas, mains drainage

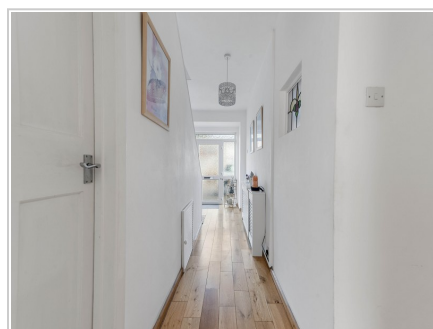
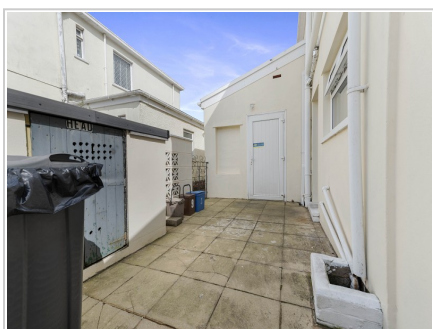
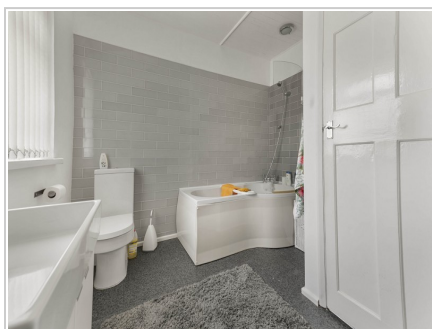
EPC Rating:66

Tenure

We are informed that the tenure is Freehold

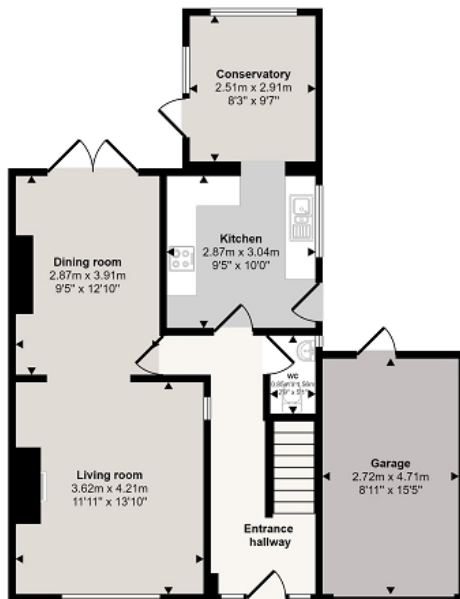
Council Tax

Band D

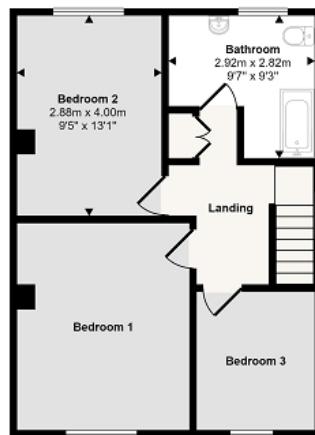




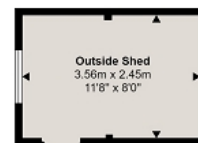
Approx Gross Internal Area
129 sq m / 1384 sq ft



Ground Floor
Approx 71 sq m / 760 sq ft



First Floor
Approx 49 sq m / 530 sq ft



Outside Shed
Approx 9 sq m / 94 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			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		80	(69-80) C		
(55-68) D	66		(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.