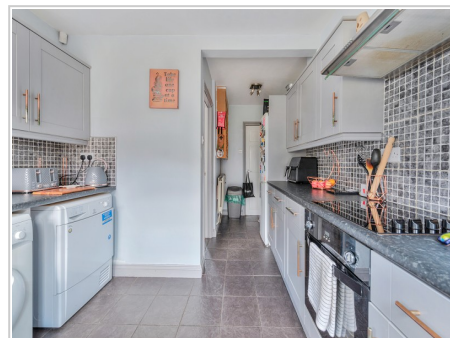
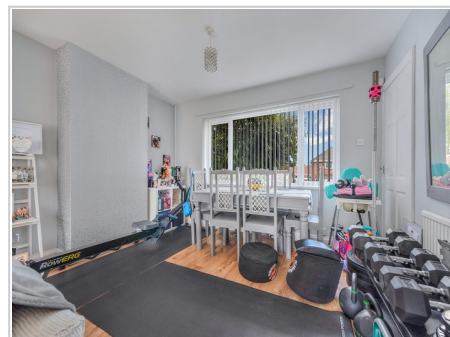
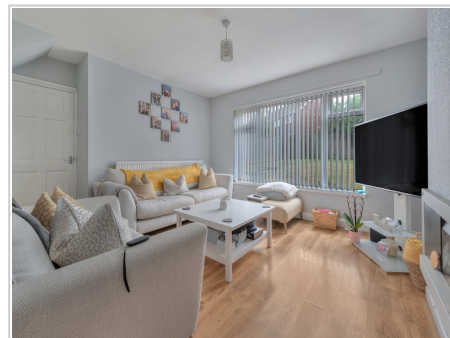


Bampton Road
Llanrumney
Cardiff
CF3

£235,000-245,000



- Three Double Bedrooms
- End Of Terrace Property
- Off Road Parking Via Driveway
- Large Enclosed Rear Garden
- No Onward Chain!
- Guide Price: £235,000-245,000
- Ready To Move Into!



Ref: PRA12054

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled on the sought-after Bampton Road in Cardiff, this impressive three double bedroom end-of-terrace house presents an exceptional opportunity for a variety of buyers, from growing families to those seeking a spacious and well-connected home. Offered with the significant advantage of no onward chain, this property is ready for its new owners to move straight in and begin enjoying all it has to offer.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly into the heart of the home. The ground floor boasts a generously proportioned open-plan living and dining room, a truly versatile space perfect for both everyday family life and entertaining guests. This area allows for flexible furniture arrangements, creating distinct zones for relaxation and formal dining, all bathed in natural light. The thoughtful layout ensures a comfortable and inviting environment throughout the day.

Adjacent to the living areas, the well-appointed kitchen provides ample storage and workspace, catering to all culinary needs. While functional and well-maintained, it also offers potential for personalisation, allowing new owners to infuse their own style and create their dream kitchen.

Ascending to the first floor, you will find three genuine double bedrooms, a rare and highly desirable feature in properties of this type. Each bedroom offers comfortable dimensions, providing ample space for beds, wardrobes, and additional furniture, making them ideal for family members or guests. The layout ensures privacy and comfort for all occupants. A well-maintained family bathroom serves these bedrooms.

Externally, the property truly shines. To the front, the convenience of off-road parking is a significant benefit, providing secure space for vehicles and alleviating any parking concerns. To the rear, an enclosed large garden awaits. This substantial garden provides ample space for children to play, for keen gardeners to cultivate, or for simply relaxing and al fresco dining during warmer months. Its generous size also offers potential for further landscaping or the addition of outdoor structures, subject to necessary permissions.

Situated on Bampton Road, the property benefits from excellent local amenities and transport links. Cardiff city centre is easily accessible, as the area is well-served by public transport, and major road networks are within easy reach, making commuting straightforward. Reputable schools, parks, and local shops are also conveniently located nearby, enhancing the appeal of this property.

With a guide price of £235,000-245,000 and no onward chain, early viewing is highly recommended to fully appreciate the quality and potential of this superb property.

Accommodation

Front-

Concrete steps leading to front door, concrete driveway, remainder laid to lawn, low level wall to surround.

Entrance-

Enter via PVC front door with obscured glass, laminate flooring, papered walls to one side and remainder painted, painted ceiling, carpeted staircase to first floor, radiator and doors to all ground floor rooms.

Kitchen-

Comprising of a range of matching wall and base units, complimenting work surfaces with integrated oven and induction hob above, chimney style extractor fan, stainless steel sink unit with drainer and chrome mixer tap, spaces for white goods and fridge freezer. Tiled flooring, tiled splashbacks and remainder painted, painted ceiling, radiator. PVC glazed door and window to rear aspect.

Storage-

Perfect for storing items, PVC door to front aspect.

Open Plan Living/Dining Room-

PVC windows to front and rear aspect, laminate flooring, painted walls with feature papered chimney breast, feature wall hung fire, painted ceilings.

Landing-

Carpet flooring, painted walls , textured ceiling, loft access.

- Bed 1-

Window to front aspect, painted walls and ceiling, carpet flooring, two storage cupboards, radiator.
- Bed 2-

Window to rear aspect, textured walls, painted ceiling, carpet flooring, radiator.
- Bed 3-

Window to front aspect, painted walls and ceiling, carpet flooring, storage cupboard, radiator.
- WC-

Painted walls and ceiling, tiled splash backs, close couple WC, glazed window to rear aspect, vinyl flooring.
- Bathroom-

Panelled bath with mixer tap, wall mounted electric shower, tiled splash backs to surround bath and sink area, remaining walls painted, painted ceiling, pedestal wash hand basin, vinyl flooring, glazed window to rear aspect.
- Garden-

Enclosed rear garden with paved patio area, remainder laid to lawn.
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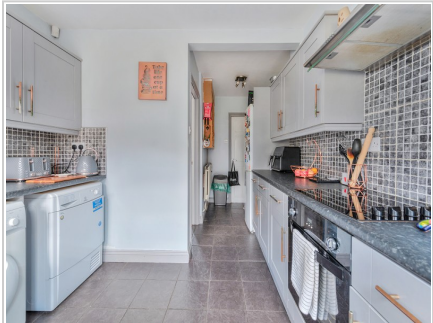
Services

Tenure

We are informed that the tenure is freehold.

Council Tax

Band C





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. 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.