

Aberdaron Road
Rumney
Cardiff
CF3

£230,000-240,000



- ***GUIDE PRICE - £230,000 - £240,000 ***
- FOUR Bedroom Mid Terrace Property
- Two Reception Rooms
- Generously Sized Enclosed Rear Garden
- Ideal Family Home!
- Ground Floor Shower Room
- First Floor Family Bathroom
- EPC Rating: D
- Council Tax Band: C



Ref: PRA12055

Viewing Instructions: Strictly By Appointment Only

General Description

Presented to the market with a guide price of £230,000 - £240,000, this generously proportioned four-bedroom mid-terrace house on Aberdaron Road, Cardiff, offers an exceptional opportunity for families seeking a comfortable and well-located home. This property combines practical living spaces with a desirable outdoor area, making it an ideal choice for a variety of purchasers.

Upon entering, you are greeted by a welcoming hallway that provides access to the principal ground floor rooms. The property benefits from two distinct reception rooms, offering versatile spaces for both relaxation and entertaining. The main living room is a bright and airy space, perfect for unwinding with family, while the second reception room could serve as a formal dining room, a dedicated home office, or a children's play area, adapting to your family's specific needs. The layout ensures ample room for everyday living and special occasions.

The ground floor also features a convenient shower room, a highly practical addition for busy households, enhancing the functionality of the home. The kitchen, whilst offering scope for a buyer to personalise and upgrade to their own taste, provides a functional space for culinary endeavours and leads directly out to the rear garden, facilitating easy outdoor dining and enjoyment.

Ascending to the first floor, you will find four well-proportioned bedrooms. Each bedroom offers comfortable accommodation, with ample space for beds and storage, making them suitable for a growing family. The layout ensures privacy and comfort for all occupants. Complementing the bedrooms is a family bathroom on this floor, equipped with essential facilities to cater to the needs of the household.

One of the standout features of this property is its generously sized enclosed rear garden. This private outdoor space offers a fantastic area for children to play safely, for keen gardeners to cultivate, or for simply enjoying al fresco dining and entertaining during warmer months. The enclosed nature provides a sense of seclusion and security, making it a true asset to the home.

Situated on Aberdaron Road, the property benefits from its location within Cardiff, offering convenient access to a range of local amenities, including shops, schools, and public transport links. Cardiff city centre is within easy reach, providing a wider array of shopping, dining, and entertainment options. The area is well-served by transport networks, making commuting straightforward for those working in and around the city.

With its four bedrooms, two reception rooms, two bathrooms, and a substantial garden, this mid-terrace house represents an excellent opportunity to acquire a spacious family home in a popular Cardiff location. Early viewing is highly recommended to fully appreciate the potential and appeal of this property.

Accommodation

Front

Enclosed gated front garden with concrete steps and ramp leading to entrance porch, decorative shrubs.



Entrance Porch

Entered via pvc front door, painted walls and ceiling, window to side aspect, secondary door leading into entrance hall.



Hallway

Carpet staircase, papered walls, textured ceiling, laminate flooring, radiator, door leading to ground floor shower room, door leading to reception room.



Reception Room

Window to front aspect, papered walls with feature wall, laminate flooring, radiator.



Ground Floor Wet Room

Walk in shower with curtain, wall mounted electric shower with tiled walls, pedestal wash hand basin, close couple WC, storage cupboard, painted walls with feature papered wall, radiator, glazed window to front aspect.



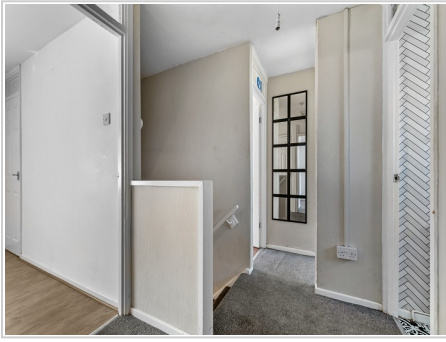
Second Reception Room

Laminate flooring continued from entrance hall, painted walls with feature papered wall, radiator, window to rear aspect.



Kitchen

Range of wall and base units with stainless steel sink with mixer tap set upon complimenting work surfaces, fitted electric hob with extractor fan set above, space for integrated oven, space for white goods, painted walls with tiled splash backs to surround, painted ceiling, vinyl flooring, pvc door leading to rear garden, window to rear aspect.



Landing

Carpet flooring, papered walls, textured ceiling, storage cupboard, loft access.



Bedroom 1

Window to front aspect, laminate flooring, painted walls with feature papered wall, textured ceiling, radiator, storage cupboard.



Bedroom 2

Window to rear aspect, laminate flooring, painted walls, textured ceiling, radiator.



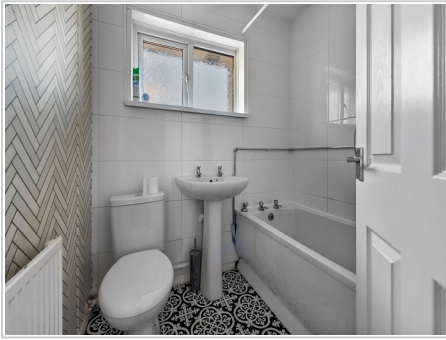
Bedroom 3

Window to front aspect, laminate flooring, papered walls with feature wall, textured ceiling, radiator.



Bedroom 4

Window to rear aspect, laminate flooring, papered walls, textured ceiling, radiator.



Bathroom

Fitted panelled bath with hot and cold taps, electric shower set above, pedestal wash hand basin with hot and cold taps, close couple WC, tiled walls, feature papered wall, textured ceiling, extractor fan, glazed window to rear aspect, vinyl flooring, radiator.



Rear Garden

Large enclosed rear garden with paved patio area and the remainder laid to lawn, decorative borders with shrubs.

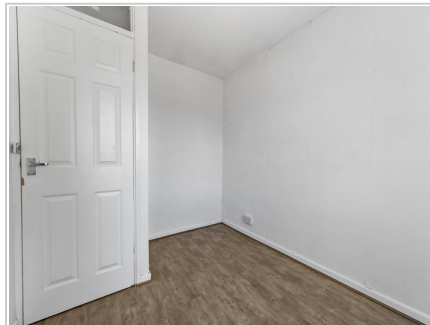
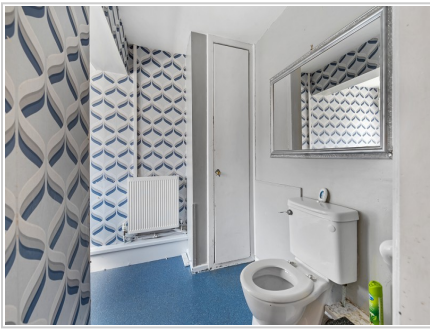
Services

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. 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.