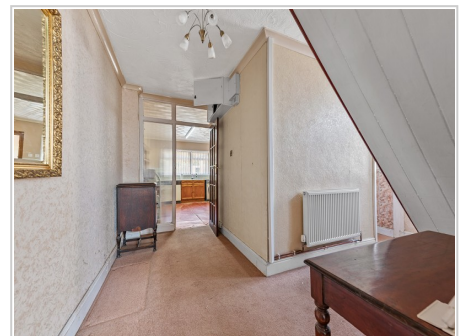


Greenway Avenue
Rumney
Cardiff
CF3

£240,000



- Three Bedroom Semi Detached Family Home
- In Need Of Refurbishment Throughout
- Enclosed Rear Garden
- Large Kitchen/Diner
- Ground Floor Shower Room
- Possibility to Extend Subject to Necessary Consents
- Off Road Parking Via Driveway
- Garage



Ref: PRA12056

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled in the desirable Greenway Avenue, Cardiff, this three-bedroom semi-detached house presents a truly unique and heartfelt opportunity. Offered for sale at £240,000, this property has been a beloved family home for over 80 years, witnessing generations of memories. It is with a bittersweet sentiment that the current owners now offer it to the market, hoping it will become a canvas for new happy memories for its next owners. Brimming with potential, this residence awaits a discerning buyer to unlock its full capabilities through comprehensive refurbishment, transforming it into a contemporary haven.

The ground floor currently features a welcoming reception room, providing a comfortable space for relaxation and family gatherings. A significant highlight of this property is the generously proportioned kitchen/diner, a versatile area that, once updated, could become the true heart of the home. This expansive space offers ample room for both culinary pursuits and informal dining, with potential to be reconfigured into a modern, open-plan living area, subject to necessary consents and design preferences. .

Ascending to the first floor, you will find three bedrooms, each room provides a blank canvas, ready for new décor and personal touches to transform them into serene private retreats. While the property currently features one bathroom, the overall layout and generous footprint suggest possibilities for reconfiguring the upstairs space to better suit modern family needs, again, subject to appropriate planning permissions.

One of the most compelling aspects of this property is its significant potential for extension. The plot size and existing structure lend themselves well to expanding the living accommodation, whether through a rear extension to enhance the kitchen/diner, or potentially a side extension, all subject to obtaining the necessary planning consents from the local authority. This offers a unique chance to add considerable value and tailor the home precisely to your lifestyle requirements, creating a truly bespoke living space.

Externally, the property benefits from off-road parking via a private driveway, a highly sought-after feature in this popular residential area. The driveway leads to a garage, providing valuable storage space. To the rear, an enclosed garden offers a private outdoor sanctuary. While currently requiring landscaping, this space holds immense promise for creating a beautiful garden, perfect for outdoor entertaining, children’s play, or simply enjoying the warmer months.

Residents benefit from proximity to a range of shops, schools, and recreational facilities, making it an ideal setting for families. Excellent transport links provide easy access to Cardiff city centre and surrounding areas, ensuring a straightforward commute for work or leisure. This property represents a superb opportunity for those looking to invest in a family home with significant scope for improvement. Early viewing is highly recommended to fully appreciate the potential and the unique story on offer.

Accommodation

Front

Driveway leading to garage, front garden laid with gravel, step up to front door at side aspect.

Entrance hall

Entered via front door to entrance hall, carpet staircase to first floor, radiator, papered walls, textured ceiling, widow to side aspect.

Shower room

Fitted walk in shower with sliding door and wall mounted shower, pedestal wash hand basin, close couple WC, mix of tiled and panelled walls, radiator, window to side aspect.

Living room

Window to, carpet flooring, radiator, papered walls, textured ceiling.

Kitchen

Fitted with base units, stainless steel sink with tap, space for washing machine, dish washer, fridge freezer. Radiator, door to rear hallway with further door to garage and garden, window to side aspect.

Garden

Fully enclosed rear garden with paved patio, raised beds, brick built outdoor shed, greenhouse, door to garage.

Garage

Attached garage with up and over door, door to garden and lighting.

Landing

Carpet flooring, access to loft space, papered walls, textured ceiling.

Bedroom 1

Bay fronted window to front aspect, radiator, carpet flooring, storage cupboard housing boiler, papered walls, textured ceiling.

Bedroom 2

Window to rear aspect, radiator, carpet flooring, papered walls, textured ceiling with coving.

Bedroom 3

Window to rear aspect, radiator, carpet flooring, papered walls, panelled ceiling with coving.

Services

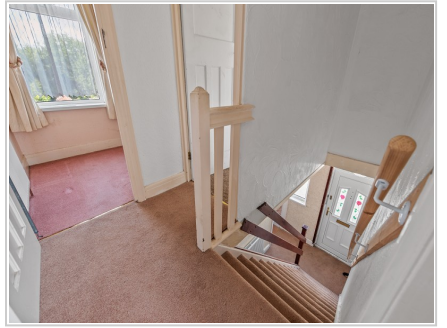
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

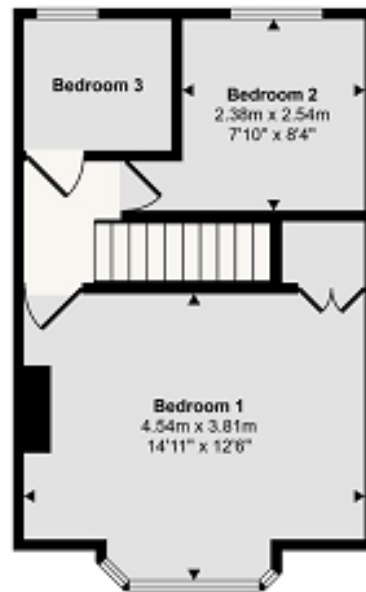




Approx Gross Internal Area
103 sq m / 1110 sq ft




Ground Floor
Approx 71 sq m / 761 sq ft




First Floor
Approx 33 sq m / 350 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. 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		
(55-68) D		
(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.