

Handley Road
Cardiff
CF24

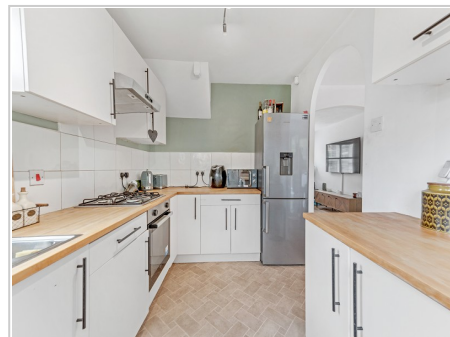
£250,000



- Three Bedroom Semi Detached Property
- Neutral Decor Throughout
- Modern Design
- Downstairs W/C
- Enclosed Spacious Rear Garden
- Viewing Highly Recommended
- Close To Local Amenities

Ref: PRA12041

Viewing Instructions: Strictly By Appointment Only



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808 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FH



General Description

Nestled in the desirable Handley Road area of Cardiff, this charming three-bedroom semi-detached property presents an exceptional opportunity for a wide range of buyers.

Upon entering, you are greeted by a bright hallway that immediately conveys the property's neutral decor, a theme that flows seamlessly throughout. The ground floor boasts two distinct reception rooms, providing versatile spaces for both relaxation and entertaining. The living room is generously proportioned, offering ample space for comfortable furnishings and creating a perfect setting for family gatherings. Large windows allow an abundance of natural light to flood the space. Adjacent to the living area, the second reception room currently serves as a dining room. The kitchen is well-appointed, which features contemporary units, ample worktop space, and provisions for essential appliances. A significant advantage of this property is the convenient downstairs W/C, a practical addition for any busy household.

Ascending to the first floor, you will find three bedrooms, each continuing the theme of neutral decor, offering a blank canvas for new owners to personalise. The family bathroom, also located on this floor. Externally, there is an enclosed spacious rear garden.

The property's location on Handley Road is highly advantageous, being close to a wealth of local amenities. Residents will benefit from easy access to shops, supermarkets, schools, and leisure facilities, all within a short distance. Excellent transport links are also readily available, providing convenient access to Cardiff city centre and surrounding areas, making commuting straightforward. This combination of comfortable living spaces, modern amenities, and a prime location makes this property an absolute must-see. Viewing is highly recommended to fully appreciate the quality and appeal of this superb family home.

Accommodation

Front-

Spacious driveway, pathway leading to front door, shrubs to borders, remainder laid to lawn

Entrance Hall-

Enter via front door, stairs leading to first floor, door to downstairs wc, radiator, painted walls and ceilings, laminate flooring, pvc window to side aspect.

Downstairs WC-

Pvc window to side aspect, wall hung corner basin with hot and cold taps and splash back, close couple wc, radiator, painted walls and ceilings, laminate flooring

Living Room-

Pvc windows to front aspect, archway leading to dining room, door to storage cupboard, radiator, laminate flooring, painted walls and ceilings.

Dining Room-

Pvc French doors to rear garden, laminate flooring, radiator, painted walls and ceilings, archway leading into kitchen

Kitchen-

Pvc window to side aspect, range of matching wall and base units set on a compatible work surface, tiled splash back, vinyl flooring, space for fridge and washing machine, back door alongside pvc window to rear aspect, integrated electric oven, gas hob with 4 burners, extractor fan with hood, vinyl flooring.

Landing-

Pvc window to side aspect, carpet flooring, access to loft space, painted walls, textured ceiling.

Bedroom 1-

Pvc window to front aspect, carpet flooring, fitted wardrobes, painted walls, textured ceiling, radiator.

Bedroom 2-

Pvc window to side aspect, carpet flooring, painted walls, textured ceiling, radiator.

Bedroom 3-

Pvc window to front aspect, carpet flooring, painted walls, textured ceiling, radiator.

Bathroom-

Pvc window to rear aspect, wash hand basin set on vanity unit with hot and cold taps, close couple wc, panelled bath with hot and cold taps, electric shower over, tiled splashback, heated chrome towel rail, vinyl flooring.

Rear Garden-

Paved patio area, mature tree, remainder laid to lawn.

Services

EPC Rating:70

Tenure

We are informed that the tenure is freehold.

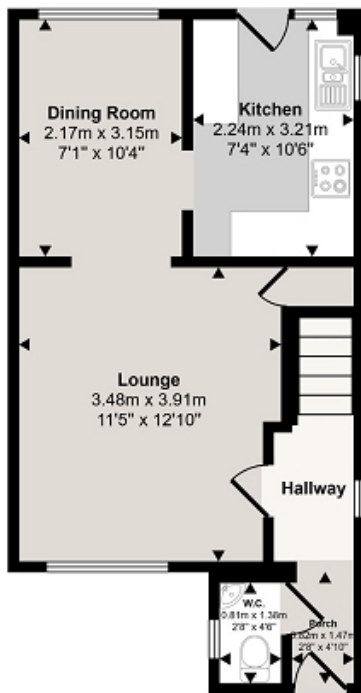
Council Tax

Band D

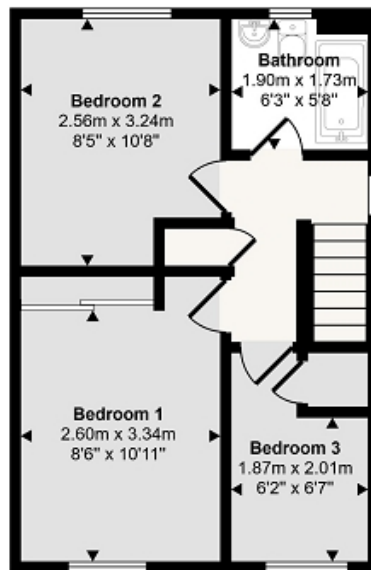




Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 36 sq m / 383 sq ft



First Floor
Approx 33 sq m / 360 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		87
(69-80) C	70	
(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.