

Ball Lane

LLANRUMNEY, CARDIFF, CF3 4JS

GUIDE PRICE £175,000

**Hern &
Crabtree**

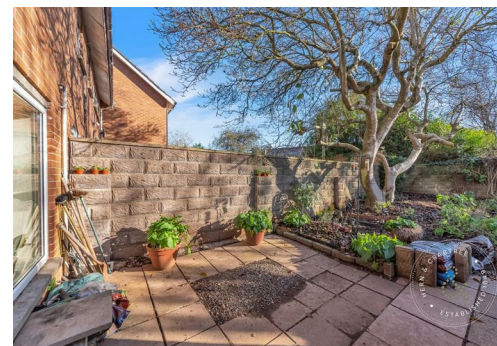


Ball Lane

No Onward Chain. Ball Lane sits within Llanrumney, a community that blends accessibility with a strong local character. This mid-terrace home is offered with no onward chain and presents an opportunity for those seeking a property with potential to create a personalised home. Interiors are functional and adaptable, offering two reception rooms, a kitchen, utility and bathrooms both upstairs and downstairs, alongside three bedrooms. The property retains period features including working fireplaces and fitted storage, providing a solid foundation for improvement.

Llanrumney is well connected to central Cardiff, with easy access to the A48 and public transport routes. Local amenities include shops, cafés and services, while green spaces such as Llanrumney Park provide opportunities for outdoor leisure. Schools are well represented, offering a choice of primary and secondary education.

The rear garden is private and enclosed with stone walls, offering patio and raised areas with mature planting and a small greenhouse. Front garden space with lawn and flower beds complements the property's curb appeal. This house offers scope to modernise and extend, making it ideal for first time buyers or those seeking a project in a convenient, established location.



1129.00 sq ft

Entrance

Entered via a composite front door with two vertical obscure glazed panels and matching side window.

Hallway

The hallway features stairs to the first floor and a radiator.

Living Room

Front facing with double glazed windows, radiator and working fireplace.

Dining Room

Rear facing with double glazed windows, radiator and gas fireplace.

Utility Room/Storage Room

Concrete floor, bare brick walls, and separate front door with composite double glazed panel.

Kitchen

Fitted with wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled splashback and tiled floor. Includes space and plumbing for dishwasher and washing machine, space for gas oven and double fridge. Rear facing double glazed window provides garden views.

Bathroom

Double glazed obscure windows to side and rear, tiled walls, WC, radiator, sink and power shower with wet room flooring.

FIRST FLOOR

Landing

With loft access hatch.

Bedroom One

Front facing with double glazed window, radiator, two fitted wardrobes. Houses the combi boiler.

Bedroom Two

Rear facing with double glazed window and radiator.

Bedroom Three

Front facing with double glazed window, radiator and fitted wardrobe.

Bathroom

Rear facing with double glazed window, bath, sink, tiled walls and radiator.

OUTSIDE

Rear Garden

Enclosed by stone walls with a patio directly behind the house. Raised area includes a mature tree, flower beds and a small greenhouse.

Front Garden

Small concrete path leads to the front door, with areas of lawn and mature flower beds.

Disclaimer

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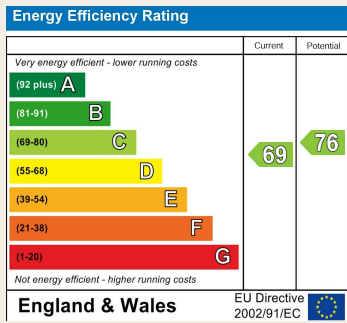
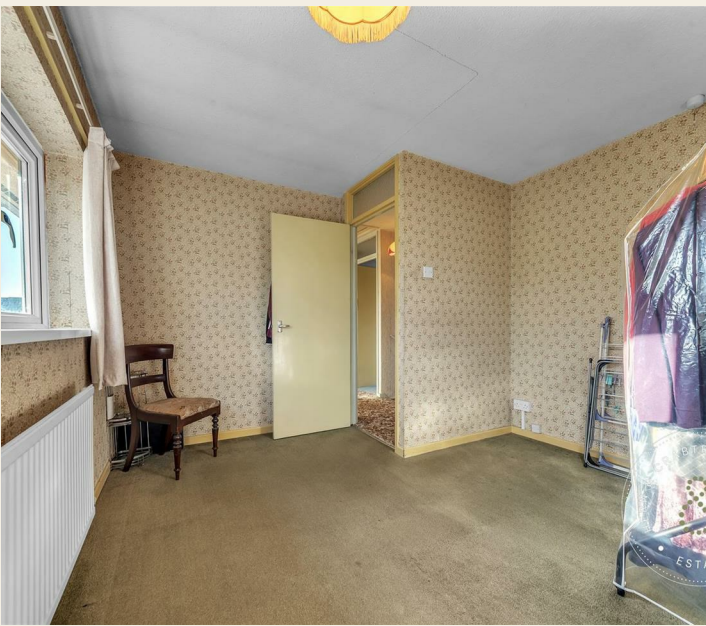
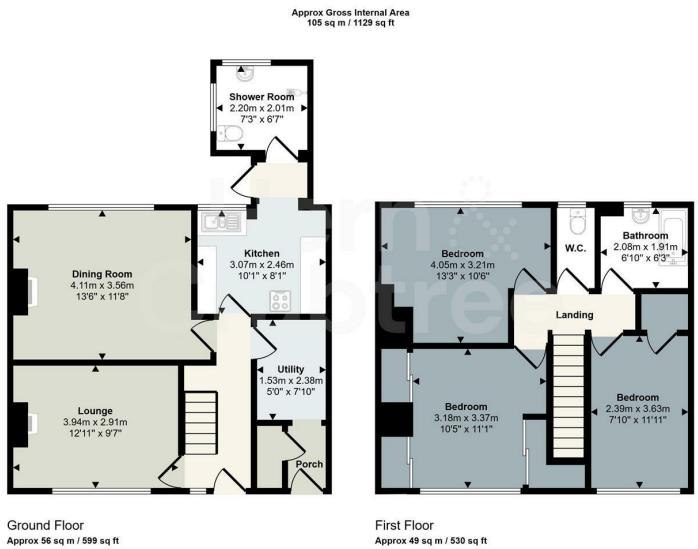
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Additional Information

Epc -



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