

Hatherleigh Road

RUMNEY, CARDIFF, CF3 4AR

GUIDE PRICE £325,000

**Hern &
Crabtree**



Hatherleigh Road

Tastefully presented and thoughtfully improved, this attractive semi detached home offers a comfortable balance of character, practicality and future potential. The interior has been carefully maintained, with refurbished wood block flooring flowing through the principal ground floor rooms and a wood burning stove providing warmth and atmosphere within the main reception space. The layout lends itself well to modern family living, with a natural connection between the lounge, dining room and kitchen, while the conservatory offers further scope for enhancement or reconfiguration.

Upstairs, three well proportioned bedrooms are complemented by a newly refurbished shower room, finished with contemporary fittings and elegant wood grain tiling. The former bathroom layout allows flexibility for those wishing to reinstate a bath in the future. Outside, the property benefits from generous off road parking, a good size rear garden with multiple seating areas and elevated views, making it ideal for both everyday use and entertaining. A driveway offers off street parking options too.

Situated in Rumney, the property is well placed for access to local shops, supermarkets and everyday amenities, with nearby green spaces and parks offering opportunities for walking and recreation. A selection of well regarded primary and secondary schools serve the area, making it a popular choice for families. Cardiff city centre is easily accessible via regular bus services and convenient road links, while the A48 and M4 provide excellent connections across South Wales and beyond. This is a home that combines immediate comfort with the potential to further enhance, in a well connected and established residential setting.



1128.00 sq ft

Entrance Hall

Accessed via a double glazed composite side door with matching obscure glazed window, opening into a welcoming entrance hall. Stairs rise to the first floor with a wooden handrail, complemented by refurbished wood block flooring and a vertical radiator. Doors lead to the principal ground floor rooms, with useful space for coats and storage. An obscure stained glass window provides natural light from the front aspect.

Cloakroom

Fitted with a WC and wash hand basin, with part tiled walls and tiled flooring.

Lounge

A comfortable reception room positioned to the front of the property, featuring a double glazed window, refurbished wood block flooring and a radiator. A cast iron wood burning stove is set within the chimney breast, resting on a slate hearth, creating a focal point. An arched opening leads through to the dining room.

Dining Room

A well proportioned dining space with wood block flooring, vertical radiator and double glazed sliding patio doors opening into the conservatory. A further door provides internal access to the kitchen, making this an ideal space for everyday living and entertaining.

Conservatory

Accessed from the dining room, with sliding patio doors opening onto the rear garden. The conservatory features single glazed windows, a PVC roof and laminate flooring. Due to its age, the space would benefit from refurbishment or potential replacement, offering scope to create an enlarged dining area or a versatile garden room.

Kitchen

Accessed from both the entrance hall and dining room. The kitchen is fitted with a range of wall and base units with worktops over, tiled splashbacks and tiled flooring. Integrated appliances include a Candy oven, Candy four ring hob with cooker hood, washing machine and freezer, with space for a base fridge. A concealed Vaillant gas combination boiler is housed within a cupboard. Double

glazed windows overlook the rear garden, with an obscure glazed door and matching window providing direct access outside.

First Floor Landing

Stairs rise to the first floor landing, with wooden handrail, loft access hatch and a double glazed obscure window to the side. Doors lead to all bedrooms and the shower room.

Bedroom One

A double bedroom positioned to the front of the property with a double glazed window and radiator.

Bedroom Two

Another front facing bedroom with double glazed window, radiator, wood laminate flooring and a built in storage cupboard.

Bedroom Three

Overlooking the rear garden, this bedroom features a double glazed window, radiator and wood laminate flooring.

Shower Room

Accessed from the landing via a bifold door. The shower room has been recently refurbished and features a walk in double shower with glass screen, rainfall shower head and separate mixer. There is a wash hand basin, WC, heated towel rail, extractor fan and a double glazed obscure window to the rear. Finished with wood grain style wall and floor tiling. The room was formerly a bathroom and offers potential to reinstate a bath if desired.

Outside

To the front is an off road driveway providing parking for two to three vehicles, bordered by lawn, mature shrubs and a low level brick wall with gated access. A side gate leads from the driveway through to the rear garden, with an external light positioned to the rear of the driveway. The rear garden is enclosed with timber fencing and features a paved patio area, lawn and a further split level lawn beyond. To one side is a raised composite decked seating area, creating a pleasant space for outdoor dining and entertaining. An outside cold water tap is also provided.

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Very energy efficient - lower running costs			
(92 plus)	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			
		66	78
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area
105 sq m / 1128 sq ft



Ground Floor
Approx 66 sq m / 607 sq ft

First Floor
Approx 48 sq m / 521 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.



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