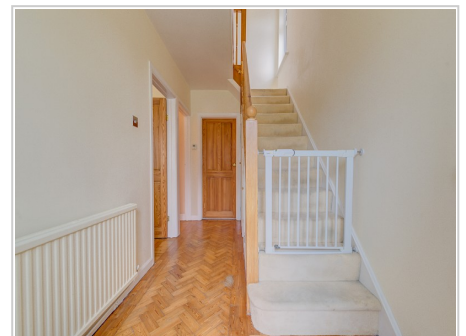


Northam Avenue
Llanrumney
Cardiff
CF3

£270,000



- Three Bedroom Semi Detached Property
- Detached Garage
- Two Reception Rooms
- Family Bathroom
- Off Road Parking
- Council Tax Band: D
- EPC Rating: D



Ref: PRA12006

Viewing Instructions: Strictly By Appointment Only

General Description

Take a look inside this beautifully presented three bedroom, semi detached family home! Upon entering, you will be greeted by stunning parquet flooring, flowing through the hallway and into not one, but TWO reception rooms. Indulge in a sleek and modern kitchen, with a feature tiled splash-back, complementing granite work surfaces and Bosch integrated appliances. This property offers spacious living on both floors with three good size bedrooms and a generous bathroom, comprising of: vanity unit with wash hand basin, bath, separate shower and close coupled WC. Externally, a well maintained and enclosed rear garden, that has views of the woodland and access to the detached garage and elongated driveway.

Being in this location means that this property is within close reach to many primary and secondary schools, along with a variety of local nature walks; including Rumney Trail. Local amenities include; public houses, shops and eateries, and both doctor and dental surgeries. For those that need to commute, the A48/M4 is only a short drive away and local bus routes to and from Cardiff City Centre are also nearby.

Accommodation

Entrance

Enter via front door to porch, tiled floor, painted walls and ceiling, double glazed door with glazed panels to;



Entrance Hall

Original wood block flooring which continues through to both reception rooms, radiator, carpeted staircase to first floor, painted walls and ceiling, two under stair storage cupboards, one housing the Worcester Combination Boiler.



Reception Room (13' 0" Max x 12' 03" Max) or (3.96m Max x 3.73m Max)

uPVC double glazed bay window to front, original wood block floor which continues from hall, feature fireplace with inset coal effect gas fire, painted walls, coved and painted ceilings.



Second Reception Room (12' 10" Max x 11' 05" Max) or (3.91m Max x 3.48m Max)

Full height uPVC double glazed door with side panels to rear garden, original wood block flooring continued from hallway, feature fire place with inset coal effect gas fire.



Kitchen (16' 03" Max x 7' 03" Max) or (4.95m Max x 2.21m Max)

White high gloss handleless Wren kitchen comprising a range of matching wall and base units, inset stainless steel sink unit with mixer tap set into granite work surface, integrated Bosch appliances; such as: tower fridge/freezer, electric oven, induction hob, over head glass extractor, dishwasher, and washing machine. Tiled splash back and flooring to compliment granite work surfaces, uPVC double glazed window to side and rear aspect, uPVC door to rear garden.



First Floor Landing

uPVC double glazed window to side aspect, painted walls and ceiling, carpeted floor, doors off to all first floor rooms. Access to boarded loft space, with built in aluminium ladder.



Bedroom 1 (13' 04" x 11' 06") or (4.06m x 3.51m)

uPVC double glazed window to rear with views of woodland, radiator, carpeted floor, painted walls, coved and painted ceilings.



Bedroom 2 (13' 05" x 11' 03") or (4.09m x 3.43m)

uPVC double glazed bay window to front, carpeted floor, radiator, painted walls, coved and painted ceilings.

Bedroom 3 (8' 03" x 7' 08") or (2.51m x 2.34m)

uPVC double glazed window to front, carpeted floor, radiator, painted walls, coved and painted ceiling.



Bathroom

Fully tiled bathroom with under floor heating, fitted four piece suite, comprising: corner shower cubicle, wall mounted mains shower with over head rain shower, panelled bath, vanity wash hand basin, close couple WC, chrome wall mounted radiator, uPVC double glazed window to side, extractor vent, recessed down lights.



Rear Garden

Enclosed rear garden which can be accessed via the kitchen and dining room. Concrete patio area with further paved patio area, with access into garage via uPVC double glazed door. Remainder of the garden is laid to lawn; adorned by four blossom trees and a variety of mature shrubs with timber boundaries. Garden fences were fitted within the last 12 months.



Front

Front of property is laid to lawn with a flower border, concrete path leading to front porch with outside light, elongated driveway offering ample off road parking; leading to the detached garage with remote roll shutter and security light.



Detached Garage

Detached garage with electric roll shutter door, power and light, two uPVC double glazed windows, uPVC double glazed door providing access to rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

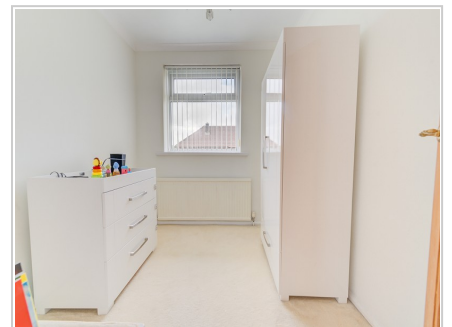
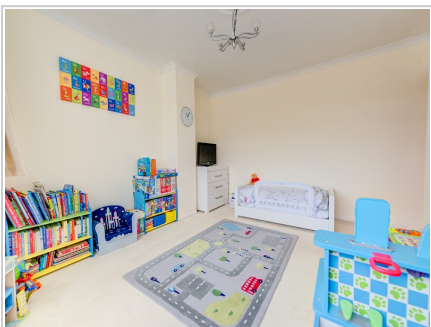
EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

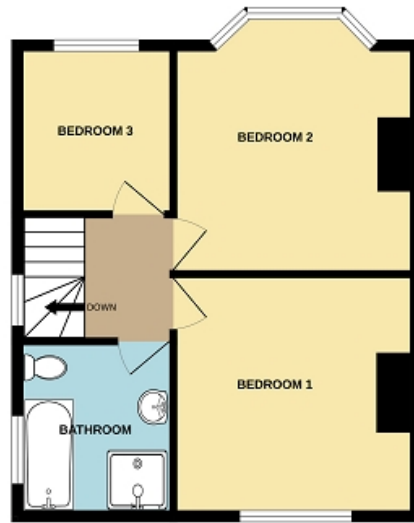
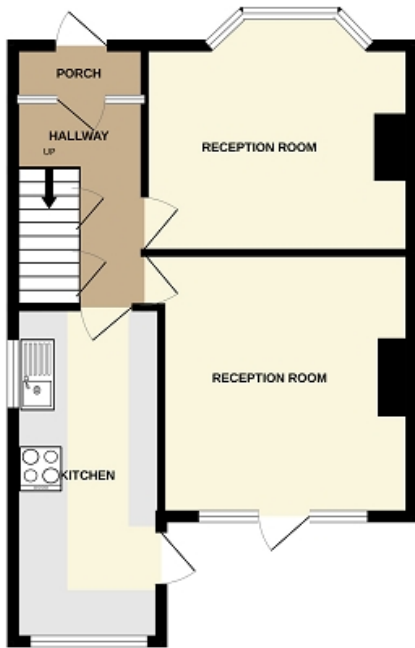
Band D






GROUND FLOOR

1ST FLOOR




Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metlogic ©2025

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.