

Witla Court Road

RUMNEY, CARDIFF, CF3 3LU

GUIDE PRICE £299,950

**Hern &
Crabtree**



Witla Court Road

No Chain! Tucked within a quiet cul de sac in Rumney, this semi-detached home rests on a generous corner plot and has been extended to the side and rear, creating a notably spacious arrangement of living areas.

The house has been carefully maintained by the same owners for many years, with a series of interlinked reception rooms that offer an easy sense of flow, each space drawing natural light from multiple aspects. The kitchen and dining areas connect directly with the garden, forming a pleasant backdrop for daily life and offering scope for redesign to suit a new owner's tastes. Upstairs, three bedrooms provide comfortable accommodation, supported by a family bathroom, fitted storage and a practical layout.

Rumney remains one of Cardiff's most convenient districts, valued for its strong community feel and access to green space. Local shops, cafés and everyday amenities sit within easy reach, as do the walking paths around Rumney Hill Gardens and the open landscapes stretching towards the coast. Well regarded schools including Rumney Primary and St Illtyd's are nearby, making the area particularly appealing for families. Regular bus routes provide swift links into the city centre, while the A48 and M4 corridor are easily accessible for commuting. This property is offered with no onward chain and presents an increasingly rare opportunity to reshape a well loved home in a desirable Cardiff setting.



1515.00 sq ft

Entry

Kitchen

Entered via a PVC door with double glazed side windows, the kitchen and breakfast room enjoy views over the rear garden through a double glazed aluminium window. Fitted with a range of wall and base units topped with complementary work surfaces, the kitchen includes an integrated Neff oven, four ring ceramic hob with concealed hood, integrated Smeg full-length dishwasher, integrated base fridge and base freezer. There is a one and a half bowl sink and drainer with mixer tap, tiled splashbacks, a breakfast bar and radiator. An archway opens into the dining room.

Dining Room

A generous reception space with radiator, French double glazed aluminium doors opening to the rear garden and an archway through to the sitting room. French glazed doors lead into the living room.

Sitting Room

With double glazed windows overlooking the rear aspect and sliding doors to the garden, this room features a radiator and exposed brickwork archway connecting it to the dining room.

Living Room

Positioned to the front of the property, the living room includes sliding patio doors to the front, stairs to the first floor, a gas fire set within stonework fireplace, radiator and meter cupboard.

First Floor Landing

With double glazed window to the side and loft access.

Bedroom One

A double room with double glazed window to the front, fitted wardrobes and chest of drawers, and radiator.

Bedroom Two

A double room with double glazed window to the rear, fitted over-bed wardrobes and storage, radiator, and an airing cupboard housing a Baxi combination boiler.

Bedroom Three

Single room with double glazed window to the front, fitted wardrobe and radiator.

Bathroom

Double glazed obscure window to rear, WC, wash hand basin, bath with electric shower and glass screen, part wood-panelled walls, partial tiling and radiator.

Rear Garden

Set on a generous corner plot with a wide lawn, paved patio, mature shrubs, flower borders and two established trees. Features include outside lighting, cold water tap and access to the garage.

Garage

Accessed via a double glazed aluminium door from the garden and a single door to the front. Larger than average, with power, light, natural light from windows, and plumbing for a washing machine.

Front

A key block driveway provides off-street parking for at least two vehicles, with outside lights and access to the garage.

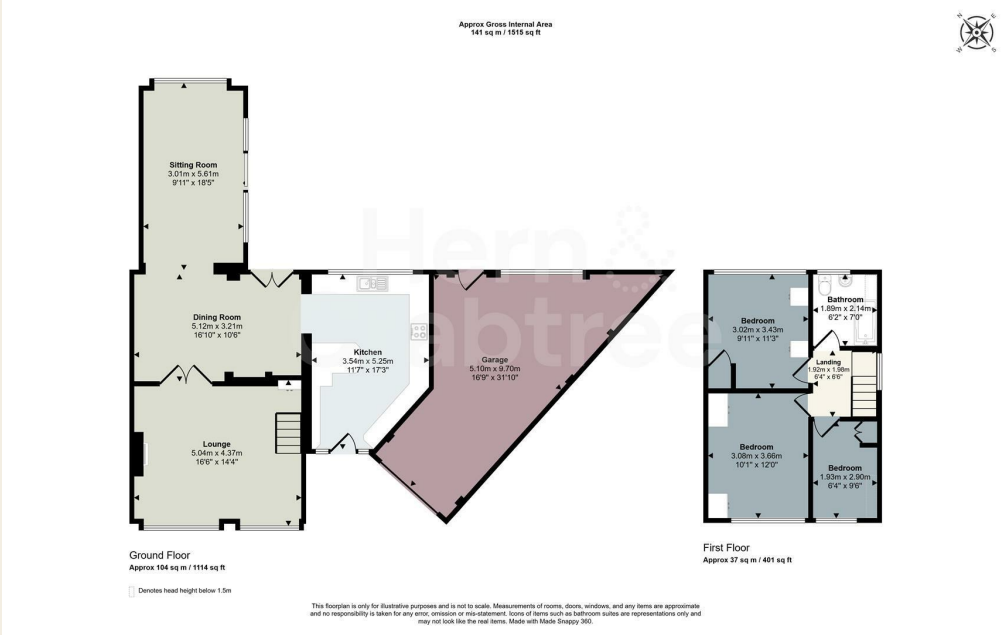
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including

duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.