

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.

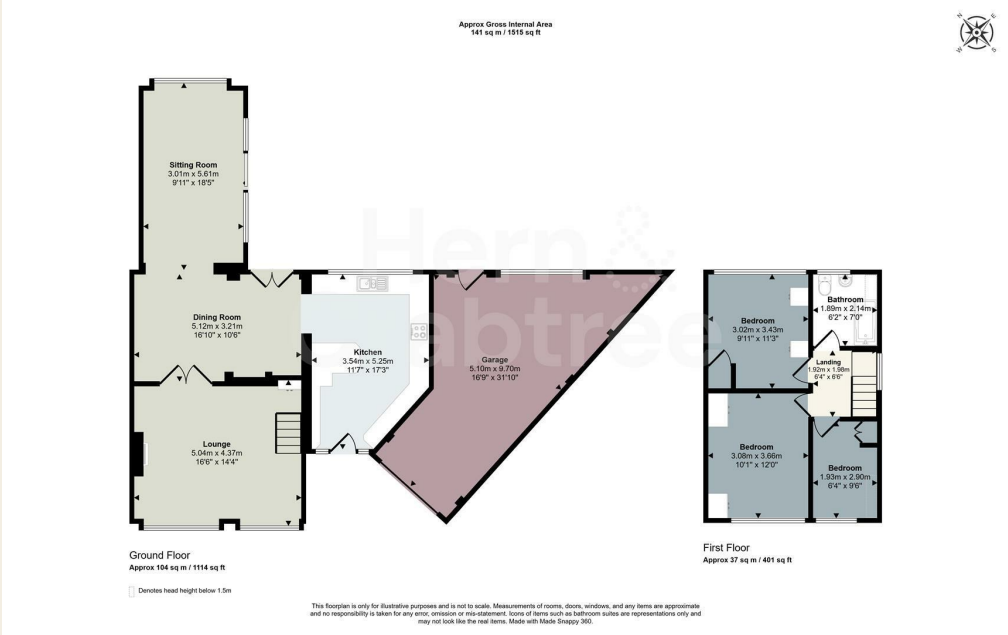
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(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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