

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

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

Additional Information

Epc -



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		69	76
EU Directive 2002/91/EC			



Approx Gross Internal Area
105 sq m / 1129 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.



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.