Ball Road

LLANRUMNEY, CARDIFF, CF3 4BW

GUIDE PRICE £325,000

Hern & Crabtree



Ball Road

Occupying a generous corner plot on Ball Road in Llanrumney, Cardiff, this three-bedroom detached bungalow offers a particularly versatile layout, established gardens and an exciting opportunity for a purchaser to refurbish and personalise a substantial home.

The accommodation begins with an enclosed entrance porch, opening into a welcoming hallway with original-style parquet flooring. The living room enjoys a square bay window overlooking the front garden, with a feature fireplace providing a focal point. The kitchen, renovated approximately three years ago, is fitted with a range of cabinetry and integrated appliances, leading through to a useful utility room and a generous additional reception room with doors opening onto the garden.

Three bedrooms are arranged across the ground floor, served by a shower room configured as a wet room. A staircase leads to two further interconnected loft spaces, offering useful additional accommodation, subject to confirmation of the relevant regulations.

Whilst the property would benefit from refurbishment in places, it offers comfortable accommodation with considerable scope for improvement.

Outside, the corner position affords gardens extending around the property, incorporating a substantial decked seating area, artificial lawn and established boundaries. A mature fir tree adds character to the frontage, alongside driveway parking for two vehicles.

Llanrumney is an established residential suburb of eastern Cardiff, with everyday amenities along Countisbury Avenue, including shops, a library and healthcare facilities. Eastern Leisure Centre, Rumney Hill Gardens and the Rhymney Trail provide opportunities for exercise and outdoor recreation. Local schools include Bryn Hafod Primary School and St Illtyd's Catholic High School, subject to admission. Bus services connect the area with Cardiff city centre, whilst Newport Road and the A48 provide convenient links to the wider city and M4 motorway.











Approx 1730.00 sq ft

Council Tax Band: E

Entrance Porch
Entered via a uPVC front door with a double glazed upper panel. Four double glazed windows to the front, timber panelled ceiling and concrete flooring. Wooden door leading into the entrance hall.

Entrance Hall
Coved ceiling, parquet flooring, radiator and staircase rising to the first floor. Doors leading to the principal ground floor rooms.

Living Room
Double glazed square bay window to the front with an additional smaller double glazed window to the front aspect. Coved ceiling, parquet flooring, radiator and feature fireplace with a sandstone hearth and surround. Access to the kitchen.

Kitchen
Double glazed windows to the rear. Fitted approximately three years ago with a range of wall and base units and complementary laminate work surfaces. Ceramic sink, integrated induction hob, integrated oven and separate oven with grill. Recessed ceiling spotlights and tiled flooring. Access to the utility room.

Utility Rooom
Double glazed windows to the rear and a uPVC door with a double glazed upper panel leading outside. Laminate work surface, space and provision for a washing machine and dishwasher, with additional space for a freestanding fridge freezer. Timber panelled ceiling and concrete flooring.

Additional Reception Room
Double glazed window to the rear, double glazed windows to the side and double glazed patio doors opening onto the garden from the side and rear aspects. Coved ceiling, two radiators and partially laid herringbone parquet flooring, with the remaining section having an unfinished floor.

Bedroom One
Double glazed square bay window to the front. Coved ceiling.

Bedroom Two
Double glazed window to the side. Coved ceiling, dado rail, radiator and built-in storage cupboard.

Bedroom Three
Double glazed window to the rear. Coved ceiling, radiator and built-in storage cupboards.

Shower Room
Obscure double glazed window to the rear. Arranged as a wet room with a shower, wash hand basin and WC. Tiled walls, slip-resistant flooring and radiator.

Loft Space One
Double glazed windows to the rear. Accessed via a wooden staircase with timber balustrades. Two radiators and an open doorway leading to the adjoining loft room.

Loft Space Two
A further useful space housing the gas combination boiler, offering potential for storage or alternative use, subject to any necessary approvals.

Front Garden
Occupying a generous corner position with gardens extending around the property. Established planting, a mature fir tree and driveway providing off-road parking for two vehicles

Rear and Side Gardens
A generous enclosed garden extending around the side and rear of the property, incorporating a substantial decked seating area and a separate artificial lawn. Established boundary walls and an outside cold water tap.

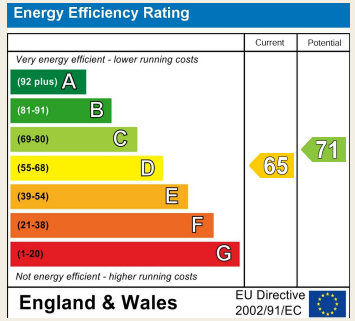
Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.

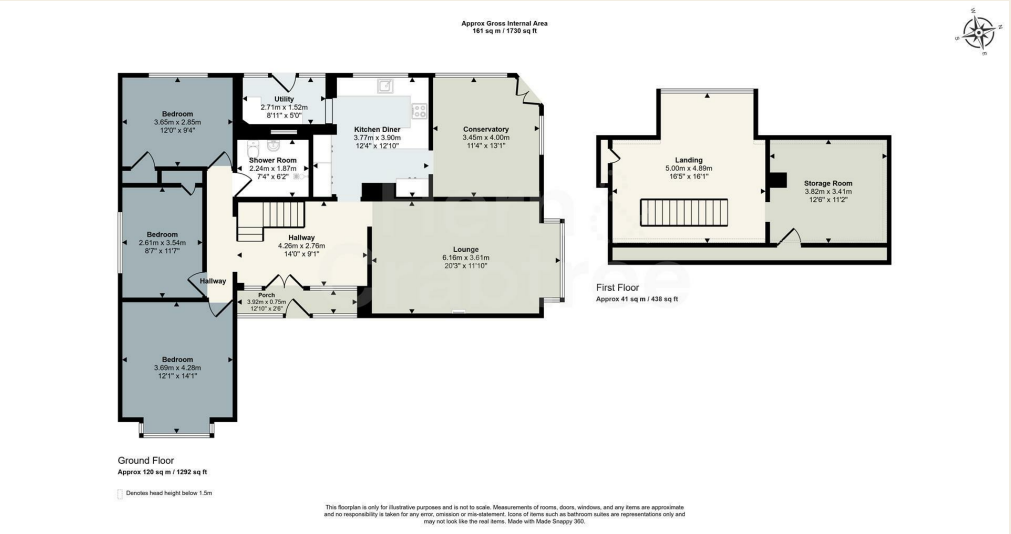


Good old-fashioned service with a modern way of thinking.











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.