

JENKINS & BAILEY



22 Worle Avenue
Llanrumney

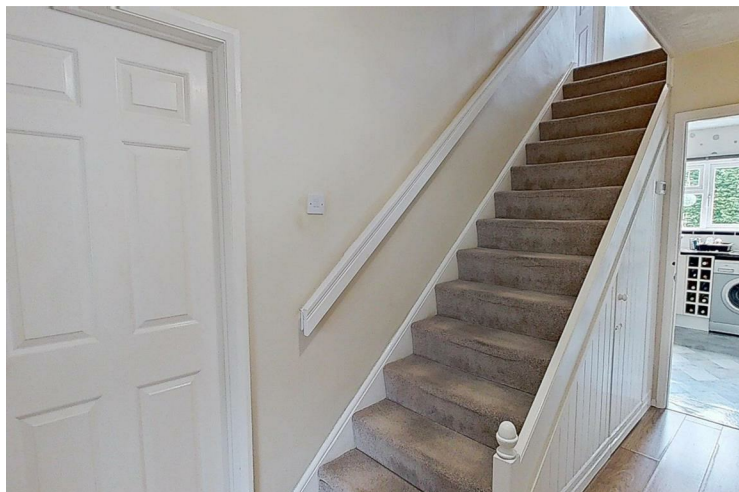
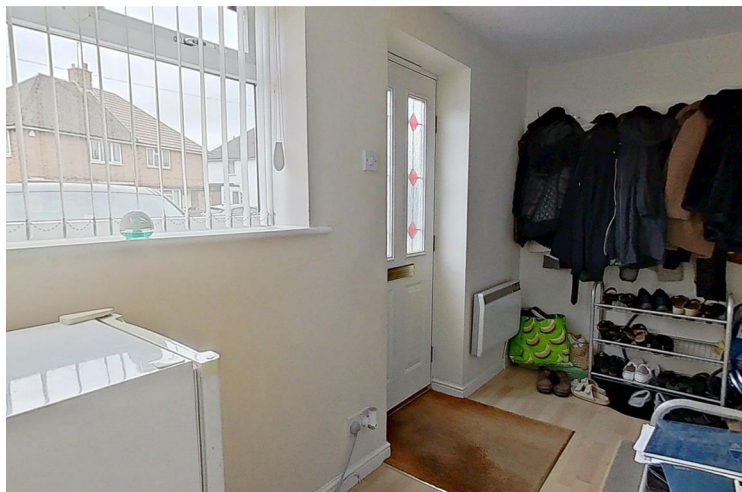
£250,000

Freehold

Nestled in the popular residential area of Llanrumney, 22 Worle Avenue is a beautifully presented 3-bedroom terraced home offering space, charm, and practicality in equal measure. Situated in a quiet suburban setting, this much-loved home of over 30 years is ideal for first-time buyers or those looking to downsize.

The area is well-served with amenities, including nearby shops, leisure centres, reputable schools, and lush green parks perfect for family outings or dog walks. Excellent travel links make commuting a breeze, with regular public transport and quick access to the A48 and M4 corridor for those travelling further afield.

The property boasts generous off-road parking with a large driveway leading into a spacious entrance porch and wide, welcoming hallway with convenient understair storage. The main reception area exudes homely warmth, enhanced by unique arched recesses and a cosy fireplace, all flooded with natural light from large surrounding windows.

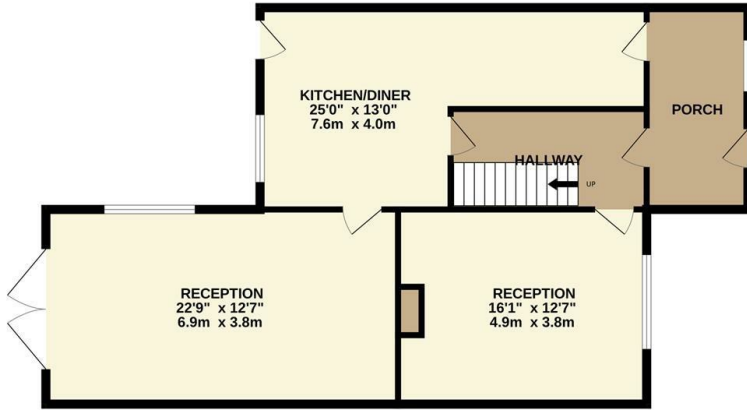


- Prime Location • 3 Double Bedrooms • Modern Kitchen • Large Utility Area • Large Driveway • Quiet Area With Great Transport Links

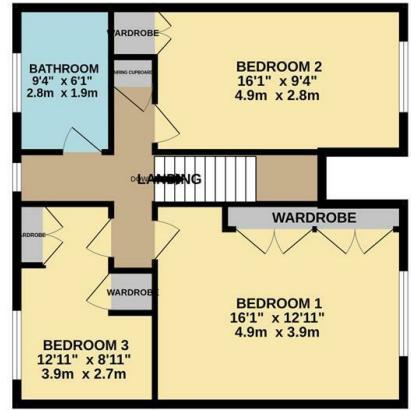




GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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