



Sheppard  
& Bear

Southminster Road | | Cardiff | CF23 5AT

Price £550,000



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Nestled on Southminster Road in the desirable area of Penylan, this superb family home offers a perfect blend of modern living and traditional charm. With three well-proportioned bedrooms and modification, this house is designed to accommodate family life comfortably.

The heart of the home is undoubtedly the open-plan living space, which features a stylish kitchen complete with an island, ideal for both cooking and entertaining. The bifold doors seamlessly connect the indoor space to the garden, creating a wonderful flow for summer gatherings and outdoor enjoyment. Additionally, the property boasts a separate lounge and a convenient laundry room and a ground floor WC, enhancing practicality for busy households.

- Three bedrooms
- Luxurious bathroom suite
- Bifold doors to garden
- Traditional features
- Easy access to A48, M4
- Open plan living area plus separate Lounge
- Kitchen island feature
- Ground floor WC
- Close to shops and parks
- No chain



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	

Council Tax Band F  
EPC Rating

Cyncoed  
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