



Sheppard
& Bear

Heol Trefgarne | | Cardiff | CF5 5LW

Offers over £240,000



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Nestled in the charming area of Heol Trefgarne, Cardiff, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The property boasts an oak kitchen, which is both stylish and functional, making it a joy for any home cook.

The ground floor also features a convenient utility room and a WC, adding to the practicality of the home. One of the standout features of this property is the lovely conservatory, which floods the space with natural light and offers a serene spot to enjoy the garden views throughout the seasons.

The outdoor space is equally impressive, with a well-maintained garden room that can serve as a peaceful

- Three bedroom semi-detached house
 - Conservatory for extra space
 - Beautiful oak kitchen, granite worktops
 - Ground floor WC
 - Porch
- Electric gated driveway for secure parking
 - Arctic Spa hot tub included
 - Convenient utility room
 - Charming garden room
 - Viewing highly recommended

Entrance porch

Hall

Living room

Kitchen/diner

Conservatory

Lobby, utility and WC

First floor landing

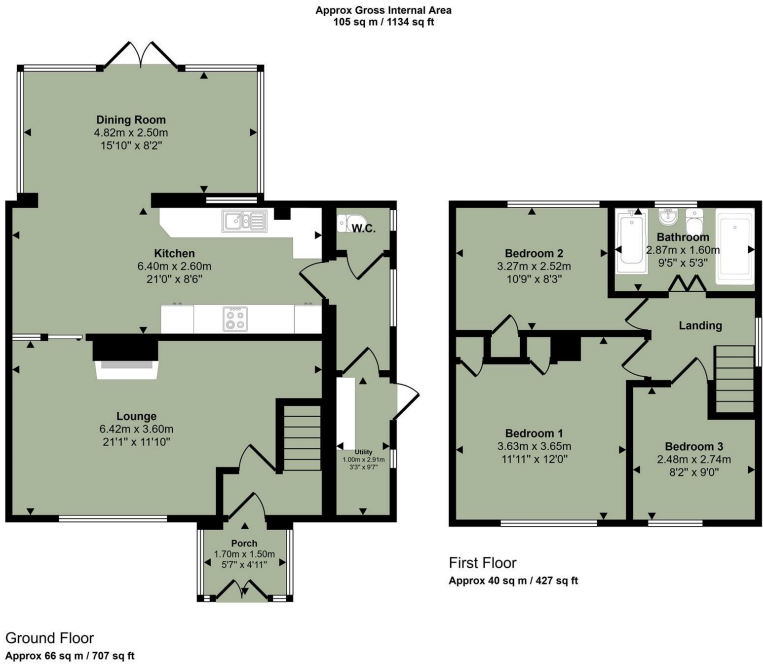
Bedroom one

Bedroom two

Bedroom three

Bathroom

Outside and parking



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 B
EPC Rating C

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