



Sheppard  
& Bear

Lee Close | Llanedeyrn | Cardiff | CF23 9JU

Price £280,000



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Nestled in the cul-de-sac of Lee Close, Llanedeyrn, Cardiff, this charming end terrace house offers a perfect blend of modern living and convenience. Spanning an impressive 982 square feet, the property boasts three well-proportioned bedrooms and spacious reception room, ideal for both relaxation and entertaining.

The stylishly modernised interior features a striking media wall in the living and dining area, creating a contemporary focal point that enhances the home's appeal. The converted garage presents a versatile space, perfect for those seeking a home office or a small business setup, catering to the needs of modern lifestyles.

- Corner plot, cul-de-sac location
  - Media wall in living/dining room
  - Near shops and transport links
  - Local butchers and hairdressers close
  - End terrace house, 982 sq ft
- Stylishly modernised interior
  - Converted garage for home working
  - Doctors and dentists nearby
  - Walk to English and Welsh schools
  - Viewing highly recommended

Entrance hall

Family bathroom

Kitchen/breakfast room

Outside

Lounge/dining room and porch area

First floor landing

Bedroom one

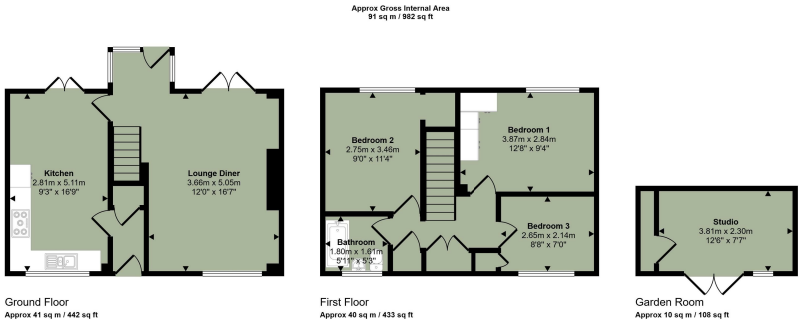
Bedroom two

Bedroom three



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 83        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      |           |
| (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 C  
EPC Rating D



Cyncoed  
Cardiff  
CF23 6SZ  
02921 051927  
gavin@sheppardandbear.com