



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

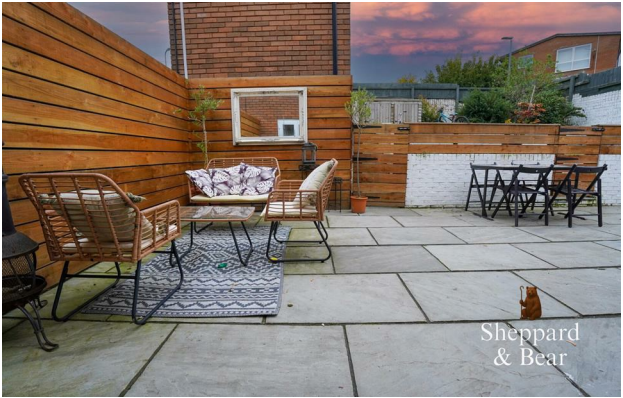
Lounge/dining room and porch area

First floor landing

Bedroom one

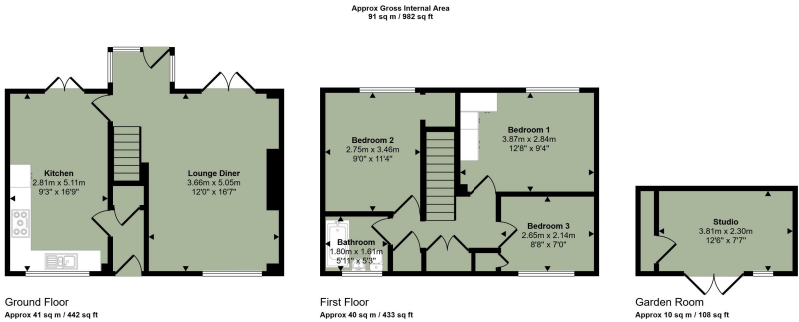
Bedroom two

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



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