



Sheppard
& Bear

Ty Cerrig | | Cardiff | CF23 7DP

Asking price £270,000



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Nestled in the charming area of Ty Cerrig, Cardiff, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,172 square feet, this property boasts three generously sized double bedrooms, making it larger than your average three-bedroom home. The master bedroom is particularly noteworthy, featuring a walk-in dressing room that provides ample storage space.

The ground floor is designed for both functionality and style, with a welcoming reception room that flows seamlessly into a modern kitchen. The kitchen is equipped with an island and a quoter tap, ideal for both cooking and entertaining. Additionally, the ground floor includes a convenient WC, enhancing the practicality of the living space.

- Immaculately presented
 - Master bedroom with dressing room
 - Kitchen island & quooker tap
 - Garage & driveway parking
 - Close to A48 & M4
- Three double bedrooms
 - Four-piece bathroom suite
 - Front & rear gardens
 - Near great schools
 - Viewing highly recommended

- Entrance

Ground floor WC

Lounge / Dining room

Kitchen / Breakfast room

First floor landing

Bedroom one

Dressing room
- Bedroom two

Bedroom three

Family 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	75	79
(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 D
EPC Rating C

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