



Sheppard  
& Bear

Withycombe Road | Llanrumney | Cardiff | CF3 5QF

£240,000



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Nestled on Withycombe Road in the charming area of Llanrumney, Cardiff, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,008 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming extended porch and hallway that leads to both the kitchen and living room, a further sitting room providing ample space for relaxation and entertaining. The modern fitted kitchen is a highlight with plenty of storage, making it a joy for any home cook. Open plan from the sitting room is the conservatory which invites natural light, creating a warm and inviting atmosphere.

The property features three generously sized bedrooms, ensuring that everyone has their own personal

- Driveway for ample parking
- Conservatory
- Modern fitted kitchen
- Family bathroom with four-piece suite
- Good public transport links
- Two reception rooms
- Extended porch
- Three good size bedrooms
- Close to shops and amenities
- Near primary and secondary schools

**Entrance porch**

**Bedroom 2**

**Hallway**

**Bedroom 3**

**Living room**

**Family bathroom**

**Kitchen**

**Outside and parking**

**Sitting room**

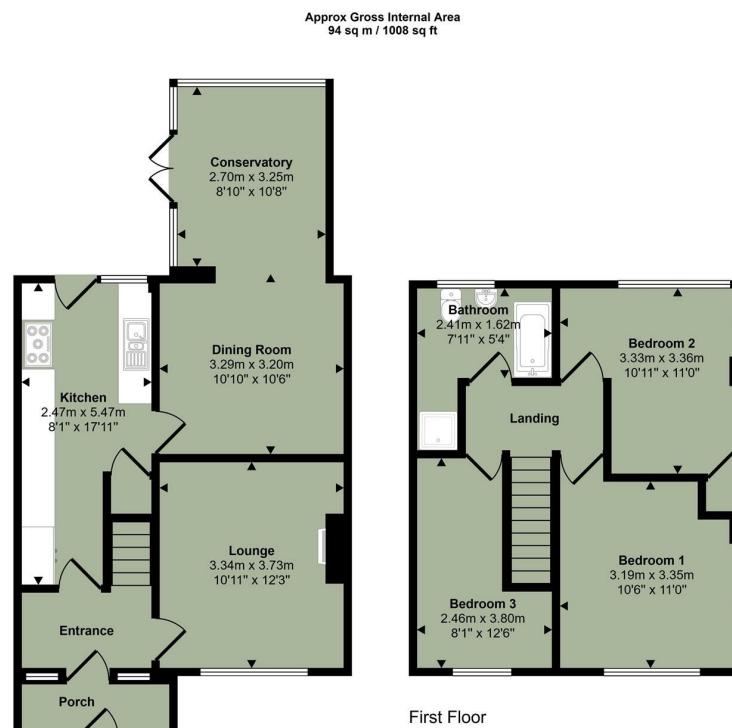
**Conservatory**

**First floor landing**

**Bedroom 1**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Ground Floor  
Approx 54 sq m / 579 sq ft

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.

Council Tax Band B  
EPC Rating B

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