



## Wheatley Road, CARDIFF

**£195,000**

- Classic and contemporary blend
- Two reception rooms
- Ideal for growing family
- Ample living space
- EPC Rating: C



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## About the property

Presenting for sale, a charming three-bedroom Mid-Terraced house. This property boasts two impressive reception rooms, perfect for entertaining or unwinding after a long day. The house fits comfortably within Council Tax Band B, providing economical living. The house also features a well-sized kitchen, which serves as the heart of the home with plenty of potential for the culinary enthusiast. Accompanying this are three generously proportioned bedrooms, creating an ideal space for a growing family or for hosting guests. Additionally, the property includes a convenient bathroom, further enhancing the practicality of the home. With an EPC rating of C, the house showcases a respectable level of energy efficiency. The property is encompassed by a sense of warmth and homeliness, making it an inviting space for any prospective buyer.

The house epitomises a perfect blend of classic and contemporary living. Its semi-detached nature allows for a sense of privacy, yet maintains a community feel. It offers ample living space, making it a fantastic option



## Accommodation

### Entrance

### Lounge

14' x 7' 7" max ( 4.27m x 2.31m max )

### Kitchen

9' 1" x 6' 11" ( 2.77m x 2.11m )

### Dining Room

12' 8" x 9' 1" ( 3.86m x 2.77m )

### First Floor Landing

### Bedroom One

12' 11" max x 12' 9" max ( 3.94m max x 3.89m max )

### Bedroom Two

11' 6" max x 9' 3" ( 3.51m max x 2.82m )

### Bedroom Three

8' 2" x 6' 10" ( 2.49m x 2.08m )

### Bathroom

## Important Information

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