




Sheppard
& Bear

Llanina Grove | Rumney | Cardiff | CF3 1SW

Asking price £250,000


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Nestled in the charming area of Llanina Grove, Trowbridge, Cardiff, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,101 square feet, the property features a well-designed open plan kitchen and dining room that seamlessly flows into a bright conservatory, creating an inviting space for family gatherings and entertaining guests.

The separate living room provides a cosy retreat, ideal for relaxation after a long day. On the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for personalisation. The family bathroom is fitted with modern amenities, ensuring convenience for all residents.

- Open plan kitchen dining room
- Conservatory with garden access
- Separate living room
- Three bedrooms on first floor
- Modern family bathroom
- Ample off-road parking
- Enclosed rear garden
- Raised decked seating area
- Mid terrace house
- Close to schools and amenities

Entrance hall

Living room

16'4 x 10'7 (4.98m x 3.23m)

Kitchen/dining room

22'8 x 9'11 (6.91m x 3.02m)

Conservatory

10'0 x 10'0 (3.05m x 3.05m)

First floor landing

Bedroom one

13'4 x 9'7 (4.06m x 2.92m)

Bedroom two

14'2 x 9'1 (4.32m x 2.77m)

Bedroom three

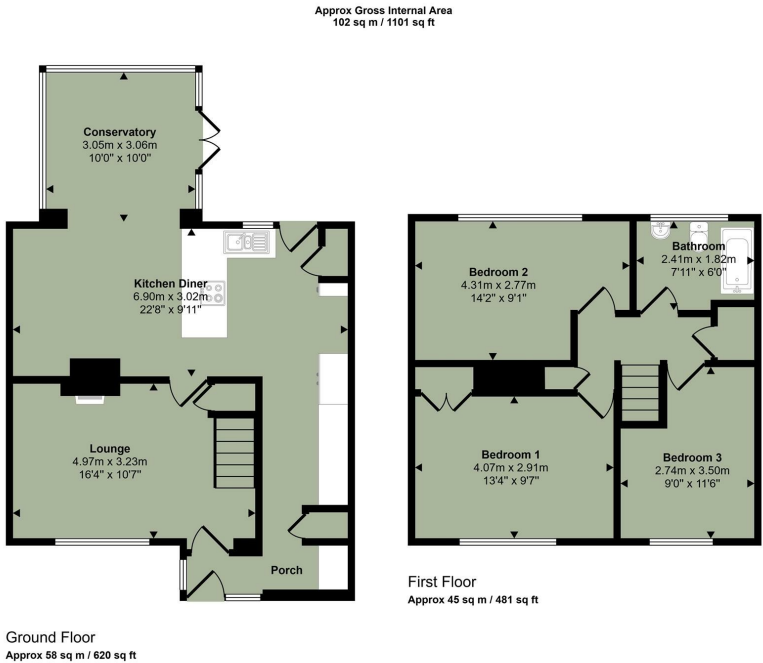
11'6 x 9'0 (3.51m x 2.74m)

Bathroom

11'7 x 6'0 (3.53m x 1.83m)

Driveway to front

Enclosed rear garden



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	76	71
(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 C
EPC Rating C

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