



Sheppard  
& Bear

Llangorse Road | | Cardiff | CF23 6PF

Price £825,000



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Nestled on Llangorse Road in Cyncoed, this impressive detached house offers a remarkable blend of space and comfort, making it an ideal family home. Spanning an expansive 2,271 square feet, the property boasts four generously sized double bedrooms, including an en-suite shower room to the master bedroom and further family bathroom, ensuring ample privacy and convenience for all family members.

Upon entering, one is greeted by a delightful array of three reception rooms, providing versatile spaces for relaxation, entertainment, or work. The heart of the home lounge/kitchen/dining room is spacious, perfect for family gatherings and social occasions. Additionally, a utility room and a convenient ground floor shower room enhance the practicality of this well-designed residence.

- 4 spacious double bedrooms
- 3 modern bathrooms
- Utility room for convenience
- Garden room/home office
- Near Rhydypenau Primary School and Cardiff High
- 3 Reception rooms
- Family lounge/kitchen/diner
- Private rear garden
- Driveway for 2 vehicles
- Viewing highly advised

**Entrance hall**

**Shower room**

**Reception room one**

19'7 x 13'8 (5.97m x 4.17m)

**Reception room two**

16'0 x 12'0 (4.88m x 3.66m)

**Reception room three**

13'8 x 11'9 (4.17m x 3.58m)

**Family Lounge/kitchen/dining room**

24'4 max x 19'9 max (7.42m max x 6.02m max)

**Utility room**

11;9 x 4'7 (3.35m x 1.4m)

**First floor landing**

**Bedroom one**

15'1 x 12'5 (4.6m x 3.78m)

**En-suite**

**Bedroom two**

12'6 max x 12'6 (3.81m max x 3.81m)

**Bedroom three**

12'6 x 11'6 max (3.81m x 3.51m max)

**Bedroom four**

12;6 x 8'8 max (3.66m x 2.64m max)

**Family bathroom**

8'9 x 6'9 (2.67m x 2.06m)

**Garden room**

**Outside and parking**

**Additional information**



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 Magic Drawings 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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 G  
EPC Rating C

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