



Sheppard
& Bear

Ty Fry Road | Rumney | Cardiff | CF3 3JL

Offers over £550,000



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Please note that this property is currently a 3 bedroom property but can easily be put back to a 4 bedrooms.

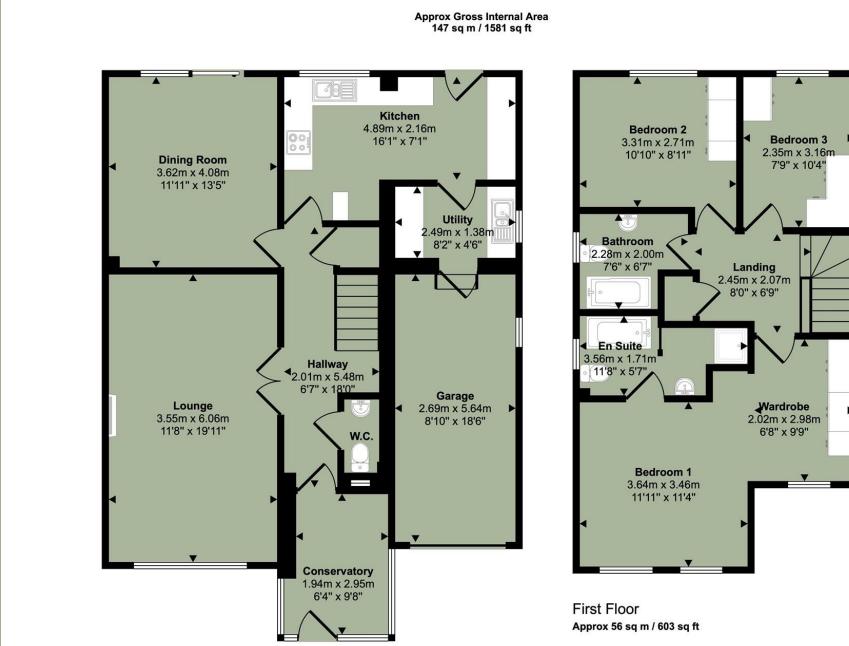
Nestled just off Ty Fry Road in the charming area of Rumney, Cardiff, this delightful detached house presents a rare opportunity for discerning buyers. Spanning an impressive 1,581 square feet, the property boasts a well-thought-out layout featuring two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time whilst ample space for a growing family or for those who simply desire extra room.

The house includes two bathrooms, ensuring convenience for all residents. The stand out feature of this property is the electric gates, providing an added layer of security and privacy, as well as the fact that it

- 4 bedroom but used as a 3
- Spacious reception rooms
- En-suite to master bedroom
- Detached house, 1,581 sq ft
- Electric gates for security
- Ample off-road parking
- Shared plot with only one property
- Near A48 and M4 links
- Close to amenities
- No onward chain, must see



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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 3D.

Council Tax Band F
EPC Rating D

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