



Sheppard
& Bear

Awel Mor | Llanedeyrn | Cardiff | CF23 9QA

Asking price £210,000



Sheppard & Bear

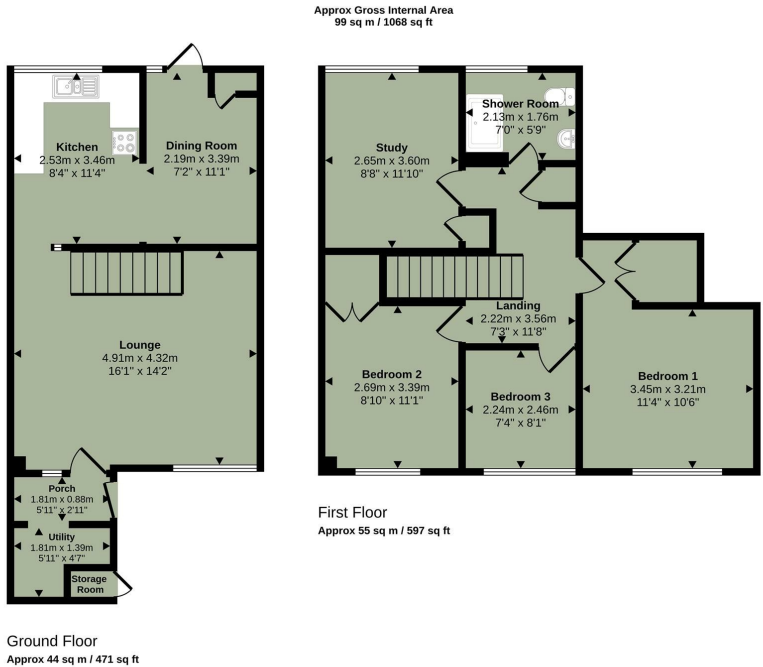
Awel Mor | Llanedeyrn
Cardiff | CF23 9QA
Asking price £210,000

Welcome to this charming four-bedroom mid-terrace house located in the desirable area of Awel Mor, Llanedeyrn, Cardiff. Spanning an impressive 1,068 square feet, this property offers a perfect blend of comfort and practicality for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient storage and utility room, ideal for keeping your home organised. The living room is a delightful space, perfect for relaxation or entertaining guests. The kitchen, which opens seamlessly into the dining room, creates a sociable atmosphere for family meals and gatherings.

The first floor boasts three generously sized double bedrooms, providing ample space for rest and

- Four spacious bedrooms
- Living room
- Small front garden
- Unallocated off-street parking
- Mid terrace house
- Kitchen opening to diner
- Handy storage/utility room
- Rear garden with gated access
- Fronting onto a communal lawn
- Viewing recommended



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		
(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

Cyncoed
Cardiff
CF23 6SZ
02921 051927
sales@sheppardandbear.com