



Sheppard
& Bear

Woodruff Way | Thornhill | Cardiff | CF14 9FP

Offers in excess of £340,000



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Nestled in the charming area of Thornhill, Cardiff, this delightful semi-detached house on Woodruff Way offers a perfect blend of comfort and convenience. Spanning an inviting 743 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout flows seamlessly, ensuring that every corner of the home is utilised effectively. The property boasts two modern bathrooms, which add to the convenience of daily living.

- Semi detached
 - Cul-de-sac location
 - Off road parking
 - Kitchen/dining room
 - Popular location
- Large garden
 - Three bedrooms
 - Downstairs WC
 - No Pets and Non Smoking Home
 - Close to commuting links

- Hallway**

Downstairs WC

Lounge
11'9" x 14'3" (3.58m x 4.35m)

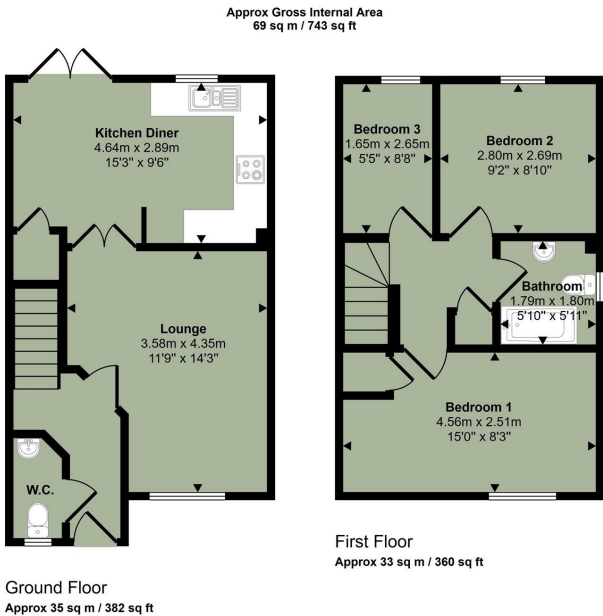
Kitchen Diner
15'3" x 9'6" (4.64m x 2.89m)

Bedroom 1
15'0" x 8'3" (4.56m x 2.51m)

Bedroom 2
9'2" x 8'10" (2.80m x 2.69m)
- Bedroom 3**
5'5" x 8'8" (1.65m x 2.65m)

Bathroom
5'10" x 5'11" (1.79m x 1.80m)

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		86
(81-91) B		
(69-80) C	70	
(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 F
EPC Rating C

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