



Sheppard
& Bear

Deri Road | | Cardiff | CF23 5AH

Offers over £450,000



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Nestled on Deri Road in the vibrant city of Cardiff, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,143 square feet, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious living / dining room that is perfect for entertaining guests or enjoying family time and relaxation. The well-appointed kitchen opens to the more formal dining area, provides a warm and inviting atmosphere for culinary adventures. Additionally, a utility room enhances practicality, ensuring that everyday tasks are easily managed.

This home features two bathrooms, including a separate shower room, which provides the convenience of

- No onward chain
- Sought after Deri Road location
- Kitchen /dining room
- Bathroom plus separate shower room
- Mid terrace house, 1,143 sq ft
- Three double bedrooms
- Living room / dining room
- Utility
- Near Waterloo gardens and parks
- Viewing highly advised, don't miss out

Entrance

Living / dining room

25'3" into bay x 15'2" max (7.7m into bay x 4.62m max)

Kitchen / dining room and utility

24'0" x 9'6" max (7.32m x 2.9m max)

First floor landing

Bedroom one

15'3" max by 13' max into bay, narrow to 10'0" (4.57m max by 3.96m max into bay, narrow to 3.05m)

Bedroom two

11;8 x 9'6" max (3.35m x 2.9m max)

Bedroom three

10'4" plus door recess by 8'5" maximum (3.05m plus door recess by 2.44m maximum)

Bathroom

8'5" x 6'5" max (2.57m x 1.96m max)

Separate shower room

6'3" x 4'0" (1.91m x 1.22m)

Outside



Approx Gross Internal Area
106 sq m / 1143 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft

First Floor
Approx 53 sq m / 575 sq ft

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 | 67 | 77 |
| (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 D

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