



Sheppard
& Bear

St. Cadoc Road | | Cardiff | CF14 4NE

Price £440,000



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Nestled on the charming St. Cadoc Road in Cardiff, this extended semi-detached house offers a wonderful opportunity for those seeking a family home in a highly desirable area. Spanning an impressive 1,061 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With three bedrooms, this home is ideal for families or those looking for extra space.

The current owners have cherished this property since 1972, and it is evident that it has been lovingly maintained throughout the years. As they prepare to downsize, they are offering this delightful home with no onward chain, making it an attractive option for prospective buyers eager to settle in without delay.

- Extended Semi detached
- Ground floor WC
- Kitchen/breakfast room
- Near University Hospital of Wales
- Driveway and garage
- Two reception rooms
- No onward chain
- Desirable location
- Close to A48 and M4
- Local amenities nearby

- Entrance
- WC
- Dining room
- Kitchen / breakfast room
- Living room
- First floor landing
- Bedroom one
- Bedroom two
- Bedroom three
- Family bathroom
- Outside and parking



Approx Gross Internal Area
99 sq m / 1061 sq ft



Ground Floor
Approx 55 sq m / 587 sq ft

First Floor
Approx 44 sq m / 475 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	66	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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