




Sheppard
& Bear

New Road | Rumney | Cardiff | CF3 3DB

Asking price £420,000


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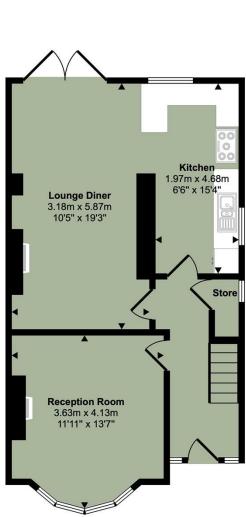
New Road | Rumney
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Nestled on New Road in the charming area of Rumney, Cardiff, this delightful semi-detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,162 square feet, the property boasts a well-thought-out layout that caters to modern family living.

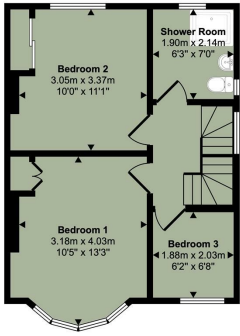
Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The heart of the home is undoubtedly the open-plan lounge and kitchen/dining area, which features a cosy wood burner, ideal for those chilly evenings. French doors open seamlessly to the rear garden, creating a wonderful flow between indoor and outdoor spaces.

The first floor comprises three well-proportioned bedrooms, complemented by a stylish shower room.

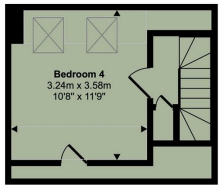
- Four-bedroom family home
- Open-plan lounge/kitchen/dining
- French doors to garden
- Wrap-around patio with bar
- Near local amenities
- Semi-detached on New Road
- Wood burner
- Driveway for ample parking
- Garage for storage
- Great transport links



Ground Floor
Approx 91 sq m / 547 sq ft



First Floor
Approx 38 sq m / 408 sq ft



Second Floor
Approx 19 sq m / 207 sq ft

Denotes head height below 1.5m

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 E
EPC Rating

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