



Sheppard
& Bear



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Waun-Y-Groes Road | Cardiff | CF14 4SX

£460,000

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Nestled on the desirable Waun-Y-Groes Road in Cardiff, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and welcoming home. Spanning an impressive 1,429 square feet, this property boasts two generous reception rooms, perfect for both entertaining guests and enjoying family time.

With three well-proportioned bedrooms, there is ample space for everyone to unwind and relax. The house features a conveniently located shower room on the first floor and a ground floor WC, adding to the practicality of the layout. The integral garage provides additional storage or parking options, while the extended design enhances the overall living space.

- No onward chain, move in ready
- Spacious 3-bedroom family home
- Sought after Cardiff location
- Near shops and amenities
- Great school catchment area
- Extended semi-detached house
- Manicured rear garden
- Viewing highly recommended
- Ground floor WC for convenience

Entrance porch

Hallway

Dining room

14'4 x 12'8 max (4.37m x 3.86m max)

Living room

14'9 x 12'4 max (4.5m x 3.76m max)

Kitchen/breakfast room

14'3 x 10'9 (4.34m x 3.28m)

Lobby

WC

Integral garage

First floor landing

Bedroom one

14'9 x 11'5 max (4.5m x 3.48m max)

Bedroom two

14'0 x 12'1 plus door recess (4.27m x 3.68m plus door recess)

Bedroom three

8'6 x 8'4 (2.59m x 2.54m)

Shower room

8'8 x 7'7 max (2.64m x 2.31m max)

Outside and parking



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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	



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.

Council Tax Band F
EPC Rating

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