



Sheppard
& Bear

Greenmeadows | Rumney | Cardiff | CF3 1TF

£225,000



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Nestled in the charming area of Greenmeadows, Trowbridge, Cardiff, this delightful semi-detached house presents an excellent opportunity for first-time buyers or those looking to downsize. Spanning an inviting 799 square feet, the property boasts two spacious double bedrooms, making it ideal for comfortable living.

Upon entering, you are welcomed by an open-plan living and dining room that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. This area flows seamlessly into the kitchen, enhancing the sense of space and connectivity. Additionally, a conservatory extends the living area, providing a bright and airy spot to enjoy the garden views.

The first floor features two generously sized double bedrooms, ensuring ample space for rest and personal

- Two double bedrooms
- Conservatory
- Landscaped rear garden
- Semi-detached house
- Located in Greenmeadows
- Open-plan living/dining
- Gated gravel driveway
- Two built garden sheds
- Ideal for first-time buyers
- Viewing recommended

Entrance hall area

Living/dining room

19'3 x 14'4 (5.87m x 4.37m)

Kitchen

11'4 x 7'6 (3.45m x 2.29m)

Conservatory

15'11 x 7'11 (4.85m x 2.41m)

First floor landing

Bedroom one

13'11 x 8'6 (4.24m x 2.59m)

Bedroom two

10'2 x 9'10 (3.1m x 3m)

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

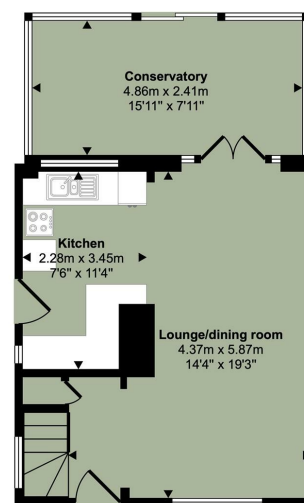
Outside

Front garden and gated drive

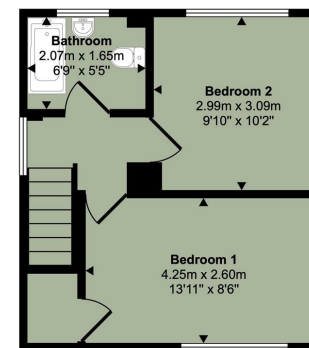
Rear landscaped garden



Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 31 sq m / 331 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		
(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 B
EPC Rating

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