



Sheppard
& Bear

Water Avens Close | | Cardiff | CF3 0RG

Offers in excess of £425,000



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Nestled in the serene Water Avens Close, Cardiff, this splendid four-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,446 square feet, the property is designed to accommodate modern family living with ease.

As you approach the home, you will appreciate the added benefits of a garage and off-road parking. The location is particularly appealing, as it sits directly opposite the picturesque Hendre Lake, providing a tranquil setting for leisurely walks and outdoor activities.

Inside, the spacious layout allows for a variety of living arrangements, making it ideal for families or those who enjoy entertaining guests. Each of the four bedrooms is generously sized, offering ample space for

- Detached
 - Three reception rooms
 - En-suite shower
 - Quiet cut-de-sac
 - Close to commuting links
- Four bedrooms
 - Garage
 - Lakeside position
 - Front and rear gardens
 - Beautiful family home

- Hallway**

Lounge
14'9" x 16'6" (4.49m x 5.02m)

Kitchen
19'8" x 9'3" (6.00m x 2.81m)

Dining Room
9'10" x 9'3" (2.99m x 2.83m)

Conservatory
18'10" x 9'3" (5.74m x 2.83m)

Downstairs W.C.

Bedroom 1
9'7" x 9'5" (2.92m x 2.88m)
- En Suite**
5'7" x 5'8" (1.71m x 1.73m)

Bedroom 2
9'7" x 8'6" (2.93m x 2.60m)

Bedroom 3
9'3" x 7'6" (2.81m x 2.28m)

Bedroom 4
9'0" x 5'11" (2.74m x 1.81m)

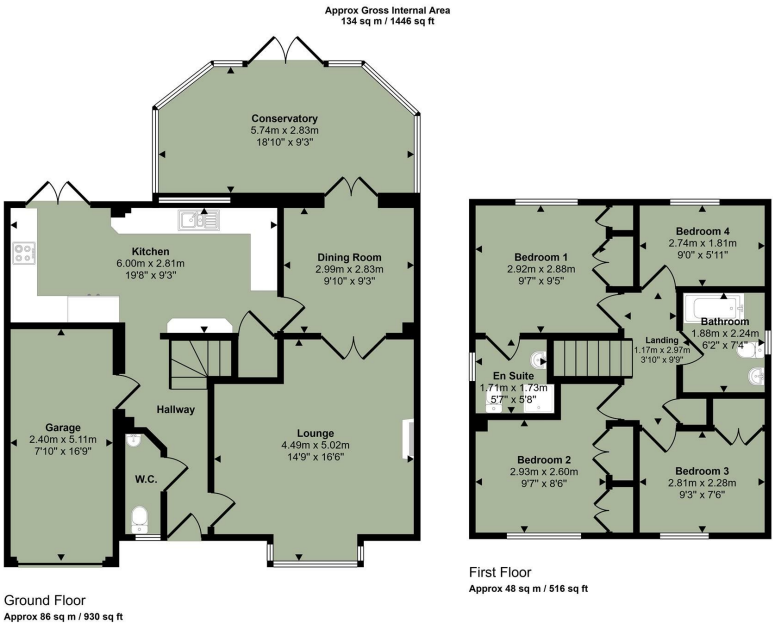
Bathroom
6'2" x 7'4" (1.88m x 2.24m)

Garage
7'10" x 16'9" (2.40m x 5.11m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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 C



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