



Sheppard  
& Bear

Wentworth Lane | St. Mellons | Cardiff | CF3 0LH

£260,000



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Nestled in the charming area of St. Mellons, Cardiff, this delightful semi-detached house on Wentworth Lane offers a perfect blend of comfort and convenience. Spanning an impressive 754 square feet, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the refitted modern kitchen, which is both stylish and functional, perfect for culinary enthusiasts. The contemporary bathroom has also been thoughtfully updated, ensuring a fresh and appealing atmosphere throughout.

- Semi-detached
- Two reception rooms
- Front and side gardens
- Open green space nearby
- Near local amenities
- Three double bedrooms
- Modern kitchen and bathroom
- Driveway and further parking space
- Close to A48M and M4
- Viewing recommended

**Entrance Porch**

**Living room**

19'7" max x 11'3" (5.79m max x 3.35m)

**Dining room**

9'8" x 8'3" (2.74m x 2.44m)

**Kitchen**

9'3 x 8'2 (2.82m x 2.49m)

**First floor landing**

**Bedroom one**

11'3" x 8'9" (plus wardrobe recess) (3.35m x 2.44m (plus wardrobe recess))

**Bedroom two**

9'5" x 8'5" (2.74m x 2.44m)

**Bedroom three**

9'4" x 8'6" (2.74m x 2.44m)

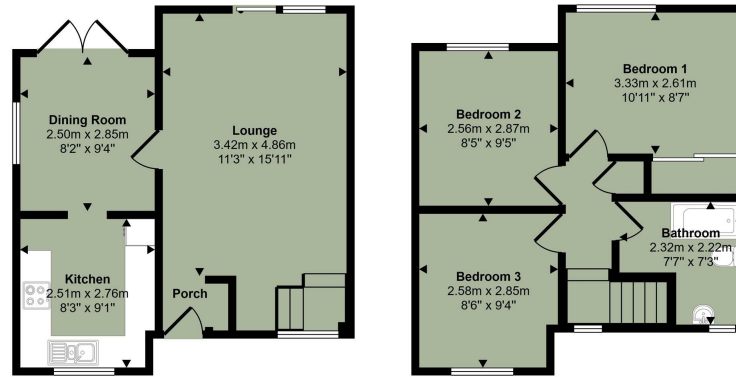
**Bathroom**

8'0" max x 7'6" max (2.44m max x 2.13m max)

**Outside and parking**



Approx Gross Internal Area  
70 sq m / 754 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft

First Floor  
Approx 35 sq m / 377 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band C  
EPC Rating C

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