



Sheppard
& Bear

Milverton Road | Llanrumney | Cardiff | CF3 5SB

Offers over £240,000



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Nestled on Milverton Road in Llanrumney, Cardiff, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning an impressive 894 square feet, the property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest.

The house features two reception rooms, providing convenience for family living, perfect for entertaining guests or enjoying quiet family evenings. The south-west facing rear garden is a standout feature, offering a sunlit outdoor space ideal for gardening, play, or simply unwinding after a long day.

Situated in a vibrant community, this property is conveniently located near a wealth of amenities, including

- Three spacious double bedrooms
 - South west facing rear garden
 - Located on Milverton Road
 - Near local amenities
 - Viewing highly advised
- Extended semi-detached house
 - Two reception rooms
 - Close to public transport links
 - Ideal family home
 - EPC = D

Entrance hall

Lounge/dining room
19'7 x 11'10 (5.97m x 3.61m)

Kitchen
12'0" max x 7'5" (3.66m max x 2.13m)

Reception room / utility room
13'8" x 8'3" (3.96m x 2.44m)

First floor landing

Bedroom one
14'4" x 9'0" (4.27m x 2.74m)

Bedroom two
13'8" x 8'3" (3.96m x 2.44m)

Bedroom three
10'4" x 10'2" (3.05m x 3.05m)

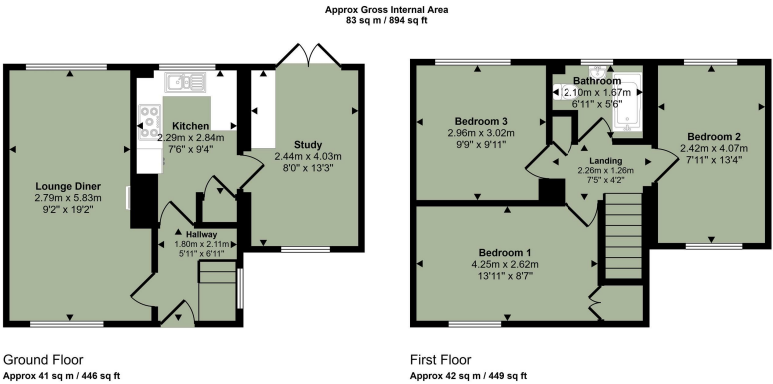
Bathroom

Outside



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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 C
EPC Rating D



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