



Sheppard
& Bear

Meadvale Road | | Cardiff | CF3 1UF

Offers over £235,000



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Beautifully Presented Two-Bedroom Semi-Detached Home | Extended Living Space | South-Facing Garden | Move-In Ready

Set within the ever-popular area of Rumney, this beautifully presented two-bedroom semi-detached home offers bright, spacious accommodation and a generous south-facing garden. Thoughtfully updated by the current owners, this is a home that perfectly blends character, comfort and practicality.

Stepping inside, you are welcomed by a bright entrance hall leading through to a spacious living room, creating a warm and inviting space to relax. To the rear, the property has been extended to provide a superb dining room, ideal for entertaining guests or enjoying family meals while overlooking the garden.

The recently fitted modern kitchen has been thoughtfully designed, creating a stylish and practical space for everyday cooking. There is excellent potential to open the kitchen into the dining room, creating a

- Large rear garden
 - Extended living and dining room
 - Utility room
 - Close to main bus routes
 - Two double bedrooms
- Views
 - New fitted kitchen
 - South facing garden
 - Four piece bathroom suite
 - Light and welcoming home

Hallway

Lounge
9'11" x 21'9" (3.03m x 6.64m)

Dining Room
15'6" x 8'10" (4.73m x 2.69m)

Kitchen
8'2" x 7'2" (2.50m x 2.19m)

Utility Room
5'1" x 5'7" (1.54m x 1.70m)

Bedroom 1
13'10" x 9'9" (4.21m x 2.96m)

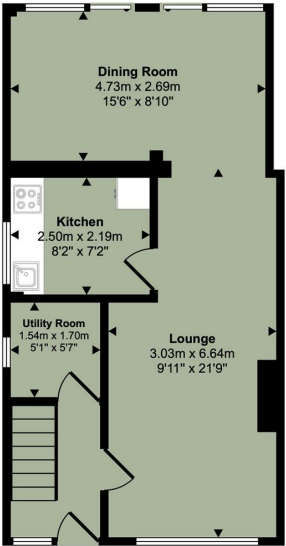
Bedroom 2
7'6" x 11'3" (2.29m x 3.44m)

Bathroom
7'7" x 8'2" (2.31m x 2.49m)

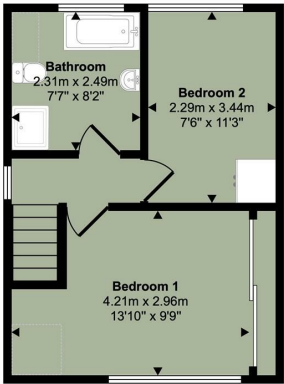
Rear Garden



Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 46 sq m / 492 sq ft



First Floor
Approx 31 sq m / 336 sq ft

Denotes head height below 1.5m

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	68	76
(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 D
EPC Rating D

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