



Sheppard
& Bear

Ball Road | Llanrumney | Cardiff | CF3 4BW

Asking price £315,000



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Nestled on Ball Road in the charming area of Llanrumney, Cardiff, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,159 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge/dining room, perfect for both relaxation and entertaining. The kitchen/breakfast room is thoughtfully designed, providing a lovely space for casual dining and culinary pursuits. The bathroom is conveniently located on the ground floor, ensuring ease of access for all residents.

- Three spacious bedrooms
- Kitchen with breakfast area
- Loft room for extra space
- Garage
- Near bus stop, amenities
- Lounge/dining room
- Ground floor bathroom
- Driveway
- Rear garden
- Semi-detached bungalow

Entrance hall

Lounge/diner

17'7 x 11'5 (5.36m x 3.48m)

Kitchen/breakfast room

16'9 x 10'8 (5.11m x 3.25m)

Bathroom

7'9 x 4'10 (2.36m x 1.47m)

Bedroom one

12'6 x 10'7 (3.81m x 3.23m)

Bedroom two

11'1 x 9'7 max (3.38m x 2.92m max)

Bedroom three

10'8 x 9'3 max (3.25m x 2.82m max)

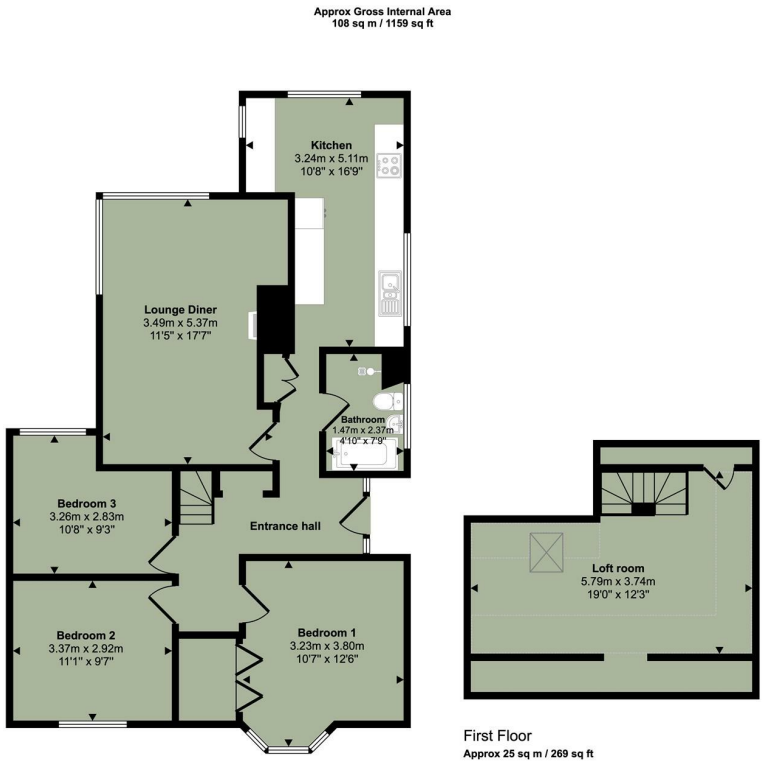
Loft room

19' x 12'3 (5.79m x 3.73m)

Driveway

Garage

Rear garden



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 E
EPC Rating

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