



Sheppard
& Bear

Brynbala Way | Rumney | Cardiff | CF3 1SZ

Asking price £230,000



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Nestled in the charming area of Trowbridge, Cardiff, this delightful semi-detached house on Brynbala Way offers a perfect blend of comfort and convenience. Spanning an impressive 933 square feet, the property boasts three generously sized 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 newly fitted kitchen is a highlight, designed to meet modern needs while maintaining a warm and welcoming atmosphere. The bathroom features a separate WC, adding to the practicality of the layout.

The property sits on a good-sized plot, complemented by a larger than average driveway, ensuring that

- Three spacious bedrooms
 - Newly fitted kitchen
 - Good size plot
 - No onward chain
 - Cemaes Park nearby
- Two reception rooms
 - Bathroom with separate WC
 - Larger than average drive
 - Near shops and bus routes
 - Viewing recommended

Entrance hall

Living room

13'9 x 11'12 max (4.19m x 3.66m max)

Dining room

12'1 x 10'7 (3.68m x 3.23m)

Kitchen

12'6 x 8'5 max (3.81m x 2.57m max)

First floor landing

Bedroom one

10'5 x 10'4 (3.18m x 3.15m)

Bedroom two

12'6 x 10'5 max (3.81m x 3.18m max)

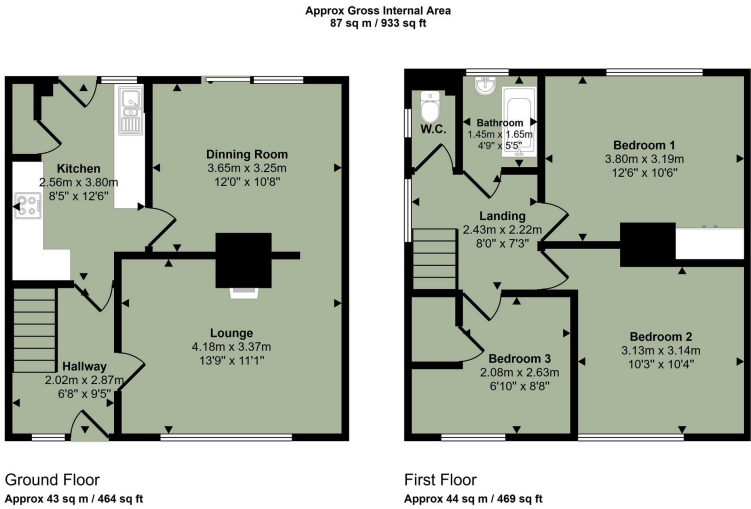
Bedroom three

10'1 x 8'7 max (3.07m x 2.62m max)

Bathroom

Separate WC

Outside and parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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 C
EPC Rating C

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