



Sheppard
& Bear

Gelligaer Gardens | | Cardiff | CF24 4LT

Asking price £375,000



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Nestled in the highly sought-after area of Cathays, Cardiff, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,020 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or professionals seeking ample space.

Upon entering, you are greeted by a welcoming entrance hall which leads to both the reception room and the open-plan kitchen and dining room, perfect for entertaining guests or enjoying family meals. The property boasts two bathrooms, including a family bathroom and a convenient ground floor shower room with a WC, ensuring that morning routines are a breeze.

- Traditional bay fronted mid terrace
- Two bathrooms
- Open-plan kitchen/dining
- Wood burner
- Original features
- Highly sought-after location
- Close to Cardiff city centre
- Near UHW
- Great transport links
- Viewing recommended

Entrance hall

Bedroom three

Living room

Family bathroom

Dining room

Outside

Kitchen

Additional information

Shower room

First floor landing

Bedroom one

Bedroom two



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	70	80
(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 C

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