



  
Sheppard  
& Bear

Heol Wernlas | | Cardiff | CF14 1RY

Offers over £475,000

  
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Nestled in the charming area of Heol Wernlas, Cardiff, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 897 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

There are two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The adaptable shower room is designed for ease of use, complemented by an additional WC for added convenience. This thoughtful layout ensures that the home meets the needs of modern living.

The exterior of the property is equally appealing, featuring both front and rear gardens that provide a lovely outdoor space for relaxation or gardening enthusiasts. The driveway offers ample parking, while the

- Detached bungalow, no chain
- Two reception rooms
- Convenient second WC
- Garage for extra storage
- Located in Heol Wernlas, Cardiff
- Three spacious bedrooms
- Adapted shower room
- Driveway for easy parking
- Front and rear gardens
- Viewing highly recommended

**Entrance hall**

**Bedroom one**

13'6" max into bay x 11'6"  
(3.96m max into bay x 3.35m)

**Bedroom two**

12'10" into bay x 11'10" (3.66m  
into bay x 3.35m)

**Bedroom three**

11'5" x 7'9" (3.35m x 2.13m)

**Wet room**

7'8" x 6'0" (2.13m x 1.83m)

**Dining room**

11'7" max x 11'0" (3.35m max x  
3.35m)

**Kitchen**

11'4" x 11'0" (3.35m x 3.35m)

**Living room**

15'0" x 11'8" (4.57m x 3.35m)

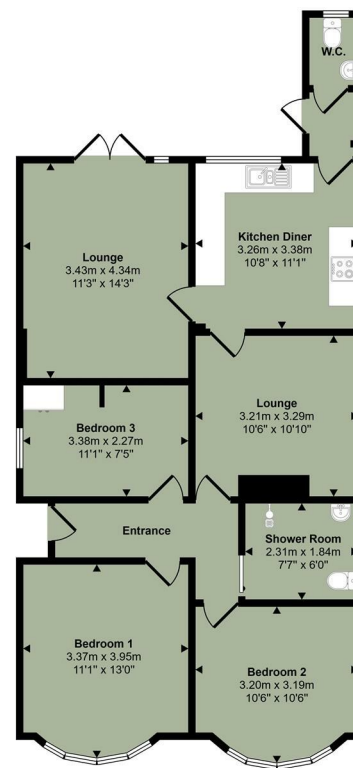
**Lobby**

**WC**

**Outside and parking**



Approx Gross Internal Area  
83 sq m / 897 sq ft



Floorplan

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	69	82
(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 F  
EPC Rating C

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