



Sheppard
& Bear

Withycombe Road | Llanrumney | Cardiff | CF3 5QF

Price £225,000



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Nestled on Withycombe Road in the charming suburb of Llanrumney, Cardiff, this delightful end terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 875 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an inviting living room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The heart of the home is the refitted modern kitchen, which provides a stylish and functional space for culinary pursuits. A dining room for family to come together and eat together. The property also features a family bathroom and a separate WC, ensuring practicality for everyday living.

- Three bedrooms
- Modern refitted kitchen
- Larger than average front garden
- Enclosed rear garden
- Family-friendly area
- Two reception rooms
- Bathroom plus separate WC
- Driveway for two cars
- Near schools and bus stops
- Viewing recommended

Entrance hall

Living room

14'3 x 11'10 (4.34m x 3.61m)

Kitchen

20'10 x 8'2 (6.35m x 2.49m)

Dining room

11;10 x 8'4 (3.35m x 2.54m)

First floor landing

Bedroom one

11'10 x 11'6 max plus door recess (3.61m x 3.51m max plus door recess)

Bedroom two

11'10 x 11'4 (3.61m x 3.45m)

Bedroom three

12'8 x 5'3 max (3.86m x 1.6m max)

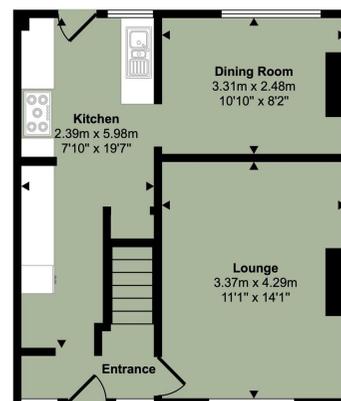
Bathroom

Separate WC

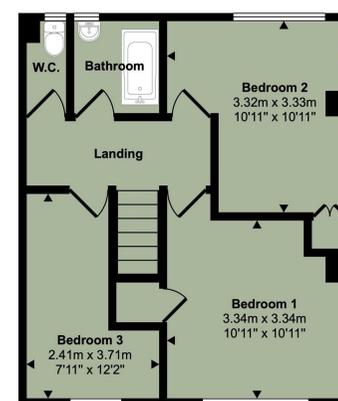
Outside and parking



Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 40 sq m / 436 sq ft

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		65	
(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 B
EPC Rating D

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