



Sheppard
& Bear

Withycombe Road | Llanrumney | Cardiff | CF3 5QF

Offers in excess of £225,000



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Nestled on Withycombe Road in the charming area of Llanrumney, Cardiff, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,008 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming extended porch and hallway that leads to both the kitchen and living room, a further sitting room providing ample space for relaxation and entertaining. The modern fitted kitchen is a highlight with plenty of storage, making it a joy for any home cook. Open plan from the sitting room is the conservatory which invites natural light, creating a warm and inviting atmosphere.

The property features three generously sized bedrooms, ensuring that everyone has their own personal

- Driveway for ample parking
- Conservatory
- Modern fitted kitchen
- Family bathroom with four-piece suite
- Good public transport links
- Two reception rooms
- Extended porch
- Three good size bedrooms
- Close to shops and amenities
- Near primary and secondary schools

Entrance porch

Hallway

Living room

Kitchen

Sitting room

Conservatory

First floor landing

Bedroom 1

Bedroom 2

Bedroom 3

Family bathroom

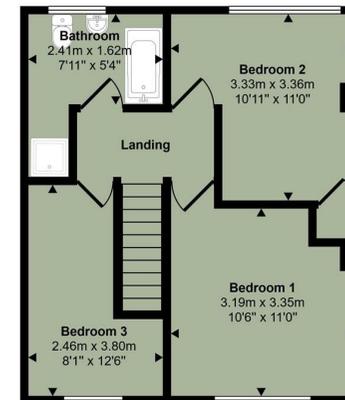
Outside and parking



Approx Gross Internal Area
94 sq m / 1008 sq ft



Ground Floor
Approx 54 sq m / 579 sq ft



First Floor
Approx 40 sq m / 428 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		82	83
(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 B

EPC Rating B

Cyncoed
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