



Sheppard  
& Bear

Heol Iestyn | | Cardiff | CF14 1QE

Asking price £550,000



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Nestled in the highly sought-after area of Heol Iestyn, Cardiff, this immaculate detached bungalow offers a perfect blend of modern living and comfort. Spanning an impressive 1,006 square feet, making it an ideal choice for couples or families. Adding to the versatility, you can use this bungalow as you wish. Two bedrooms and a separate reception room or as a three bedroom home.

Upon entering, you are greeted by a spacious hall that flows seamlessly into an open-plan living area, perfect for entertaining or relaxing with loved ones. The bungalow has been thoughtfully extended and modernised throughout, ensuring a contemporary feel while maintaining a warm and inviting atmosphere. The stylish shower room features a built-in utility cupboard, providing both convenience and practicality.

- Two/three spacious bedrooms
- Ample off-road parking
- Open plan living
- Private enclosed garden
- Sought after Cardiff location
- Detached modern bungalow
- Immaculately presented home
- Shower room with utility
- Built storage shed and bin storage
- Easy access to A48 and M4

### Entrance hall

### Room one

13'7 x 12'5 max (4.14m x 3.78m max)

### Room two

12'4 x 13'8 max (3.76m x 4.17m max)

### Room three

12'4 x 9'3 (3.76m x 2.82m)

### Shower room

11'0 x 9'3 (3.35m x 2.82m)

### Open plan

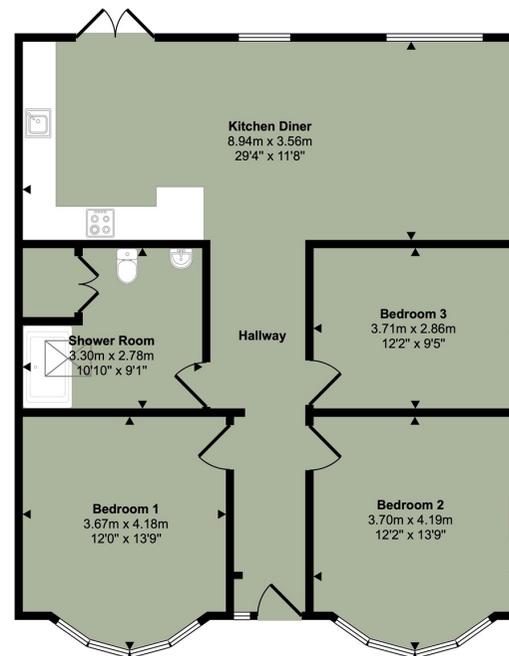
### Lounge/Kitchen/dining

29'8 x 11'8 (9.04m x 3.56m)

### Outside and parking



Approx Gross Internal Area  
 93 sq m / 1006 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	75	81
(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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