



Celyn Avenue | | Cardiff | CF23 6EH

£600,000



Sheppard & Bear

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Nestled in the desirable Celyn Avenue, Cardiff, this charming semi-detached house offers a perfect blend of space and comfort, ideal for family living. Spanning an impressive 1,940 square feet, the property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The ground floor features a welcoming entrance porch and hallway, leading to a lounge/dining room, perfect for family gatherings. The well-appointed kitchen/breakfast room is a delightful space for culinary enthusiasts, while a fifth bedroom, which could easily serve as a further reception room, is conveniently located next to a bathroom.

The property further benefits from a conservatory, allowing natural light to flood in and offering a serene spot to enjoy the garden views. Ascending to the first floor, you will find four bedrooms, including a

- Five bedrooms
- Kitchen with breakfast area
- Ground floor bedroom
- En-suite in main bedroom
- Near Cardiff High School
- Lounge/dining room
- Ground floor bathroom
- Conservatory
- Driveway and garage
- Close to Roath Park



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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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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. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.