
Sheppard
& Bear

Ball Road | Llanrumney | Cardiff | CF3 4BW

Offers over £360,000


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Nestled on a generous corner plot on Ball Road in Llanrumney, Cardiff, this charming detached bungalow offers a wonderful opportunity for those seeking a spacious family home. Spanning an impressive 1,598 square feet, the property features three well-proportioned bedrooms conveniently located on the ground floor, making it ideal for families or those looking to downsize without compromising on space.

As you enter, you are greeted by a welcoming living room, a modern fitted kitchen, perfect for culinary enthusiasts. The dining room provides an excellent space for entertaining guests, while the utility room adds practicality to daily living. The bungalow also boasts a wet room, enhancing accessibility and convenience.

In addition to the main living areas, the property includes two loft rooms, offering versatile options for use

- Detached bungalow on corner plot
- Two versatile loft rooms
- Modern fitted kitchen
- Double decker garage with potential
- Bus stop right outside
- Three ground floor bedrooms
- Spacious living and dining rooms
- Utility room and wet room
- Driveway for easy parking
- Near schools and leisure centre

Entrance porch

Hallway
17'3" max x 9'0" (5.18m max x 2.74m)

Living room
18'0" plus bay x 11'8" (5.49m plus bay x 3.35m)

Kitchen/breakfast
13'0" max x 12'5" max (3.96m max x 3.66m max)

Utility room
8'9" x 5'2" (2.44m x 1.52m)

Dining room
13'0" x 11'3" (3.96m x 3.35m)

Bedroom one
12'2" plus bay x 12'0" (3.66m plus bay x 3.66m)

Bedroom two
11'5" x 8'6" (3.35m x 2.44m)

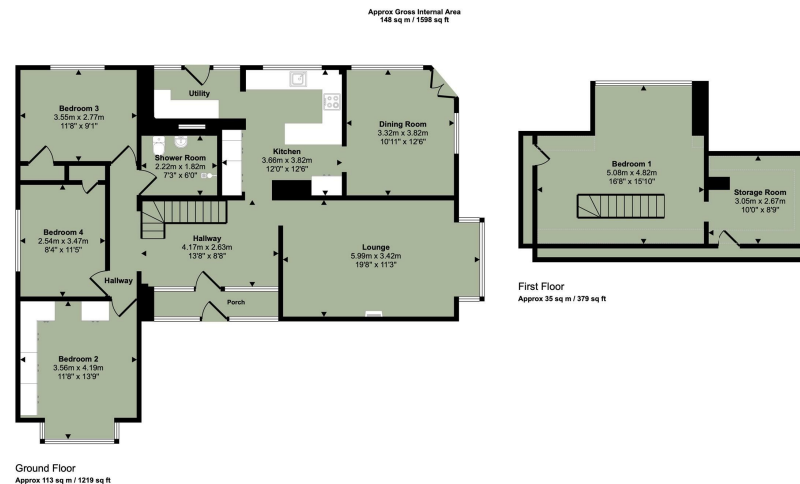
Bedroom three
12'0" x 9'5" (3.66m x 2.74m)

Wet room
7'3" x 6'7" (2.13m x 1.83m)

First floor
Loft room one
17'0" x 16'6" max (5.18m x 4.88m max)

Loft room two
12'0" x 11'2" (3.66m x 3.35m)

Outside and parking



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 scales are representations only and may not look like the real items. Made with Made Slippy 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	71
(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 D

Cyncoed
Cardiff
CF23 6SZ
02921 051927
gavin@sheppardandbear.com