



Sheppard  
& Bear

Milverton Road | Llanrumney | Cardiff | CF3 5SB

Asking price £220,000



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Nestled on Milverton Road in the charming area of Llanrumney, Cardiff, this delightful semi-detached house offers a perfect opportunity for first-time buyers seeking a comfortable and inviting home. Spanning an impressive 724 square feet, the property features two spacious double bedrooms, providing ample space for relaxation and rest.

The house boasts two well-proportioned reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The kitchen is well equipped and ready for a culinary enthusiast, while the bathroom is conveniently located to serve the needs of the household. Additionally, the property includes an outhouse and a storage room, offering extra space for your belongings or potential for a workshop.

- Semi-detached house
- Two double bedrooms
- Two reception rooms
- Front and rear gardens
- Driveway
- Near shops on Countisbury Avenue
- Great first time buy
- Viewing highly advised
- EPC = C
- Council tax band C

### Entrance hall

### Living room

11'1 x 9'6 (3.38m x 2.9m)

### Dining room

9'5 x 8'3 (2.87m x 2.51m)

### Kitchen

### Outhouse and storage room

### First floor landing

### Bedroom one

14'4 x 8'11 (4.37m x 2.72m)

### Bedroom two

10'5 x 10'2 (3.18m x 3.1m)

### Bathroom

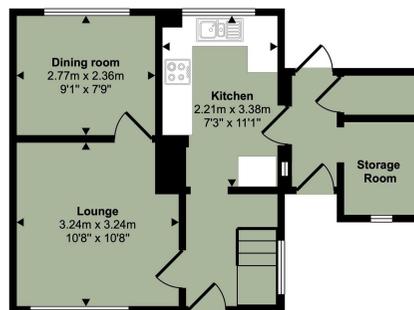
7'1 max x 5'7 (2.16m max x 1.7m)

### Outside and parking

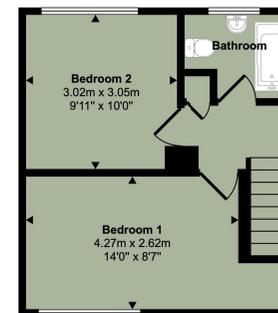


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C	72		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
67 sq m / 724 sq ft



Ground Floor  
Approx 37 sq m / 397 sq ft



First Floor  
Approx 30 sq m / 327 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.

Council Tax Band C  
EPC Rating C

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