



Sheppard
& Bear

Heol Wernlas | | Cardiff | CF14 1RY

Price £425,000



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Nestled in the highly desirable area of Whitchurch, Cardiff, this charming detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,043 square feet, the property boasts three well-proportioned bedrooms. In need modernisation yet exceptionally well maintained.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The kitchen/breakfast room is a delightful area, perfect for enjoying morning meals or casual dining. Additionally, the dining room adds a touch of elegance and allows for an abundance of natural light, creating a warm and welcoming atmosphere.

The property is set on a generous corner plot, featuring both front and side gardens. The courtyard is

- No onward chain
 - Corner plot
 - Two reception rooms
 - Private courtyard
 - Driveway and garage
- Highly desirable Cardiff location
 - Three bedrooms
 - Kitchen/breakfast room
 - Front and side gardens
 - Near A48 and M4 transport links

Porch

Hallway

Living room

13'9 into bay x 11'2 (4.19m into bay x 3.4m)

Dining room

13'10 into bay x 11'4 (4.22m into bay x 3.45m)

Bedroom one

15'5 x 11'1 (4.7m x 3.38m)

Bedroom two

11'2 x 11'12 (3.4m x 3.66m)

Bedroom three

7'9 x 8'1 (2.36m x 2.46m)

Shower room

7'8 x 4'8 (2.34m x 1.42m)

Separate WC

Kitchen/breakfast room

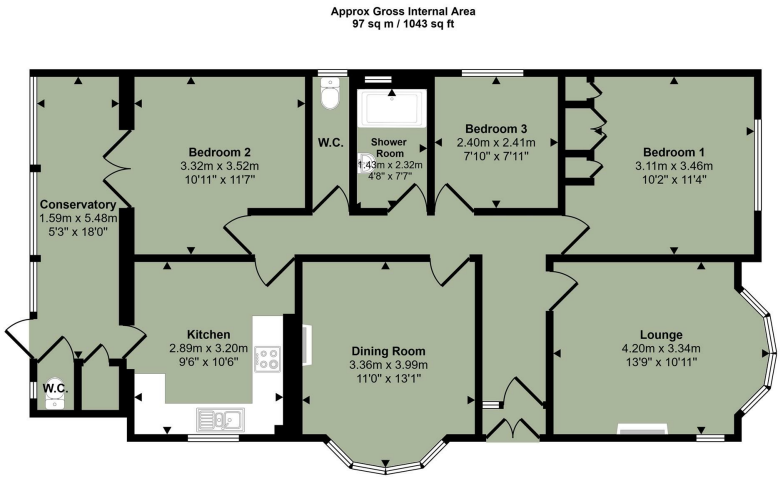
11'0 x 10'5 max (3.35m x 3.18m max)

Conservatory

19'0 x 5'4 (5.79m x 1.63m)

WC

Outside and parking



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		79
(55-68) D	57	
(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 D

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