



Sheppard
& Bear

Meadvale Road | | Cardiff | CF3 1UF

£250,000



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- Large rear garden
- Extended living and dining room
- Utility room
- Close to main bus routes
- Two double bedrooms
- Views over to the sea
- New fitted kitchen
- South facing garden
- Four piece bathroom suite
- Light and welcoming home

Hallway

Lounge
9'11" x 21'9" (3.03m x 6.64m)

Dining Room
15'6" x 8'10" (4.73m x 2.69m)

Kitchen
8'2" x 7'2" (2.50m x 2.19m)

Utility Room
5'1" x 5'7" (1.54m x 1.70m)

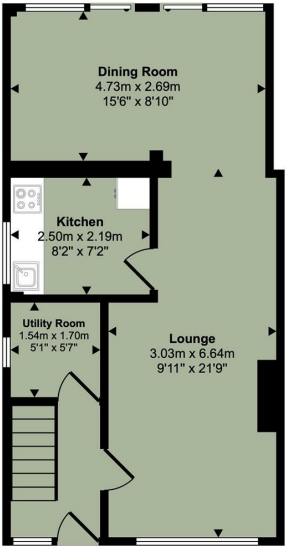
Bedroom 1
13'10" x 9'9" (4.21m x 2.96m)

Bedroom 2
7'6" x 11'3" (2.29m x 3.44m)

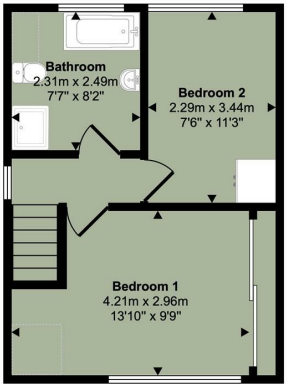
Bathroom
7'7" x 8'2" (2.31m x 2.49m)

Rear Garden

Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 46 sq m / 492 sq ft



First Floor
Approx 31 sq m / 336 sq ft

Denotes head height below 1.5m
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		
(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 D
EPC Rating

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