



Sheppard  
& Bear

Whitehall Parade | Rumney | Cardiff | CF3 3DL

Price £435,000



Sheppard & Bear

# Whitehall Parade | Rumney

Cardiff | CF3 3DL

Price £435,000

Set within the highly sought-after area of Rumney, this beautifully extended four-bedroom 1930s semi-detached property offers generous family living, modern comforts, and charming traditional character. Positioned just a stone's throw from an array of local amenities including shops, public houses, leisure facilities, transport links, banks and more, this home presents an exciting opportunity in one of Cardiff's most popular locations.

The property features a block-paved driveway providing off-road parking, leading to an inviting entrance that sets the tone for the spacious interior. Inside, two versatile reception rooms offer both relaxation and entertainment space, while the open-plan kitchen/dining room provides the perfect hub for family meals. A practical utility room flows effortlessly into a bright summer room, ideal for enjoying views of the garden all year round.

- Extended Semi detached property
- Family bathroom and En-suite
- Kitchen/dining room
- Driveway and generous rear garden
- No onward chain
- Four bedrooms
- Two reception rooms
- Utility room and sun room
- Near a wealth of amenities
- Viewing highly advised

## Entrance hall

## Dining room

14'2max x 11'2 max (4.32m x 3.4m max)

## Living room

14'7 max x 12'11 max (4.45m max x 3.94m max)

## Reading room

8'7 x 6'7 (2.62m x 2.01m)

## Kitchen / dining room

31'7 x 9'4 (9.63m x 2.84m)

## Utility room

8'2 x 7'5 (2.49m x 2.26m)

## Sun room

10'3 x 6'3 minimum (3.12m x 1.91m minimum)

## First floor landing

## Bedroom one

24'2 x 9'4 max (7.37m x 2.84m max)

## En-suite

7'9 x 7'5 (2.36m x 2.26m)

## Bedroom two

14'1 x 11'6 max (4.29m x 3.51m max)

## Bedroom three

11'8 x 11'3 (3.56m x 3.43m)

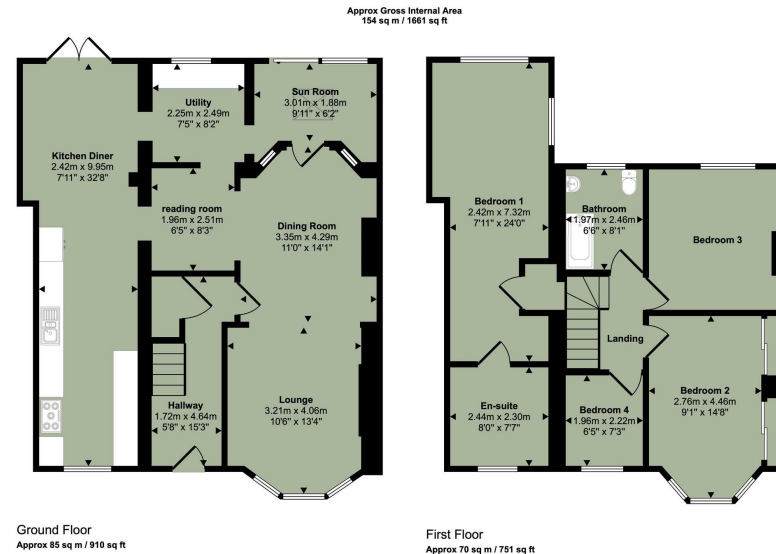
## Bedroom four

7'6 x 6'6 (2.29m x 1.98m)

## Family bathroom

8'0 x 6'5 (2.44m x 1.96m)

## 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 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 |   |                            |           |
| <b>England &amp; Wales</b>                  |   | EU Directive<br>2002/91/EC |           |
|   |   | 76                         | 81        |

Council Tax Band E  
EPC Rating C

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