



Sheppard  
& Bear

Ton-Yr-Ywen Avenue | | Cardiff | CF14 4PD

Asking price £350,000



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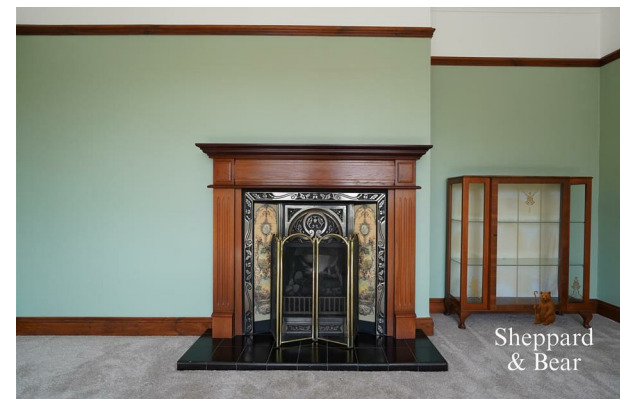
Ton-Yr-Ywen Avenue |  
Cardiff | CF14 4PD  
Asking price £350,000

Nestled in the desirable area of Ton-Yr-Ywen Avenue in Cardiff, this immaculate semi-detached house presents an excellent opportunity for families and first-time buyers alike. Spanning an impressive 886 square feet, the property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

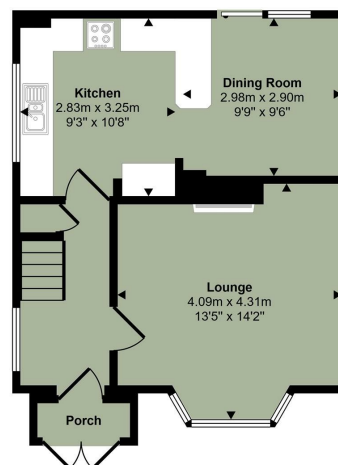
Upon entering, you will find a welcoming living room and a spacious kitchen/dining room, perfect for entertaining or enjoying family meals. The ground floor layout is designed for modern living, while the first floor features three bedrooms and a convenient shower room, ensuring ample accommodation for all.

The property is in superb condition, having been well-maintained, and benefits from UPVC double glazing

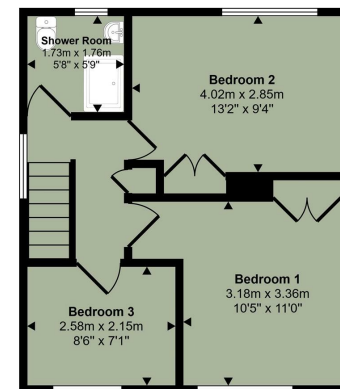
- Three bedrooms
- Driveway and double garage
- Kitchen/dining room
- Near train station
- Immaculate condition
- Semi-detached family home
- No onward chain
- Close to Ton Yr Ywen school
- Walking distance to UHW
- Viewing highly advised



Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft



First Floor  
Approx 40 sq m / 429 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.

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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