



  
Sheppard  
& Bear

Monkstone Rise | Rumney | Cardiff | CF3 3LW

Asking price £290,000

  
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Nestled in the desirable area of Monkstone Rise, Rumney, Cardiff, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 772 square feet, the property features two reception rooms, perfect for both relaxation and entertaining guests.

The home boasts three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the sunny aspect rear garden, which not only invites natural light but also includes a versatile man cave, home office, or playroom, making it an ideal space for hobbies or work. The driveway adds to the convenience, ensuring that parking is never a concern.

- 3 cosy bedrooms
- Sunny rear garden
- Driveway parking
- Near local amenities
- Viewing highly advised
- 2 reception rooms
- Man cave/home office
- Sought after Rumney area
- Semi-detached house

**Entrance hall**

**Kitchen**

10'5" x 7'5" (3.18m x 2.26m)

**Dining room**

10'9" x 8'7" (3.28m x 2.62m)

**Living room**

13'0" x 10'4" (3.96m x 3.15m)

**First floor landing**

**Bedroom one**

13'4" x 10'10" max into recess  
(4.06m x 3.3m max into recess)

**Bedroom two**

10'9" x 10'0" (3.28m x 3.05m)

**Bedroom three**

10'4" x 6'5" (3.15m x 1.96m)

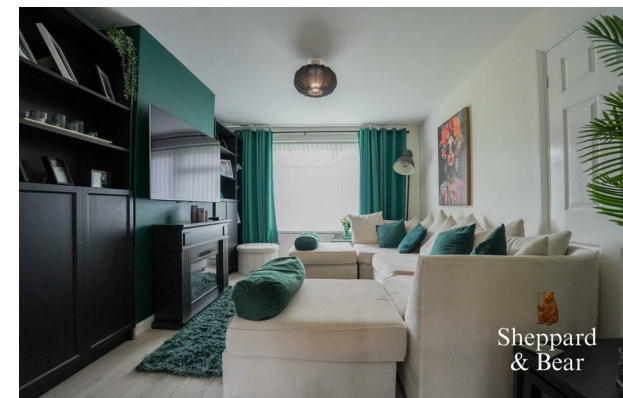
**Bathroom**

6'5" x 5'5" (1.96m x 1.65m)

**Outside and parking**

**Front**

**Rear**



Approx Gross Internal Area  
72 sq m / 772 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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