



Sheppard  
& Bear

Glan Y Mor Road | Rumney | Cardiff | CF3 1RP

Offers in excess of £230,000



Sheppard & Bear

Glan Y Mor Road | Rumney

Cardiff | CF3 1RP

Offers in excess of £230,000

Nestled on Glan Y Mor Road in the charming area of Rumney, Cardiff, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 949 square feet, the property boasts three well-proportioned bedrooms and a shower room located on the first floor, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming porch that leads into a spacious hallway. The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern fitted kitchen is both functional and stylish, providing an excellent space for culinary pursuits. Additionally, a convenient ground floor WC enhances the practicality of this lovely home which is rare for this type property in the area.

- Three bedrooms
- Two spacious reception rooms
- Corner plot
- Semi-detached house
- No onward chain
- Modern fitted kitchen
- Ground floor WC
- Front, side, rear gardens
- Near local amenities
- Viewing recommended

#### Entrance porch

#### Bedroom one

12'6 x 9'4 (3.81m x 2.84m)

#### Bedroom two

10'0 x 8'4 to wardrobes (3.05m x 2.54m to wardrobes)

#### Dining room

10'7 x 9'0 plus door recess  
(3.23m x 2.74m plus door recess)

#### Bedroom three

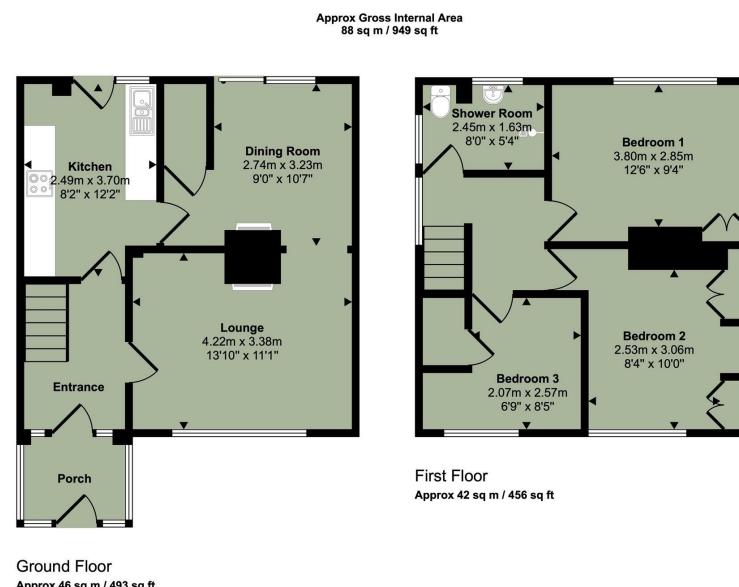
8'5 x 6'9 plus recess (2.57m x 2.06m plus recess)

#### Shower room

8'0 x 5'4 (2.44m x 1.63m)

#### Kitchen

#### First floor landing



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 C  
EPC Rating C

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