



Sheppard

Whitland Close | | Cardiff | CF5 3NB

Asking price £350,000



Sheppard & Bear

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Welcome to this charming semi-detached house located on Whitland Close in Cardiff. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The heart of the home is the open plan kitchen and dining room, which seamlessly flows into the inviting living room, creating a perfect setting for both entertaining and everyday living.

The property has been refurbished throughout, ensuring a modern and fresh feel. On the ground floor, you will find a convenient utility room and a ground floor WC, adding to the practicality of the layout. Ascend to the first floor, where a family shower and three bedrooms room awaits.

The exterior of the property is equally appealing, featuring a block-paved driveway that offers ample

- Three bedrooms
 - Living room opens to kitchen/dining
 - Ground floor WC
 - Refurbished throughout
 - Sunny rear garden
- Open-plan kitchen/dining
 - Utility room for convenience
 - Shower room
 - Block paved driveway
 - No onward chain

Entrance hall

Living room

14'4" x 10'8" (4.27m x 3.05m)

Kitchen/dining room

17'9" x 9'5" (5.18m x 2.74m)

Utility/outhouse

Ground floor WC

First floor landing

Bedroom one

11'7" max x 10'9" (3.35m max x 3.05m)

Bedroom two

14'1" max x 9'7" (4.27m max x 2.74m)

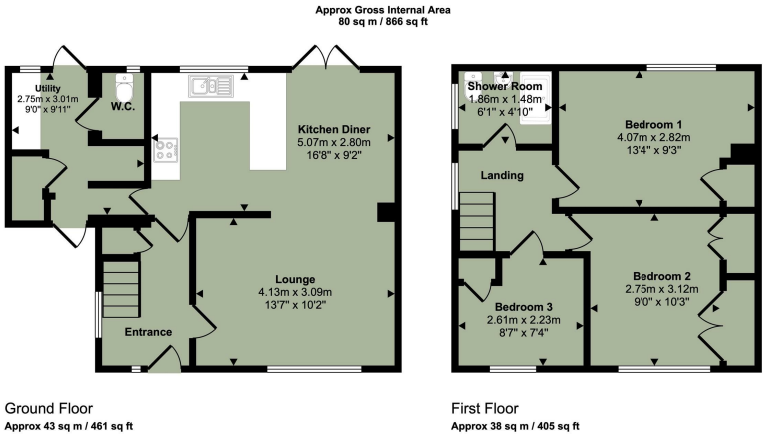
Bedroom three

9'4" max x 7'9" max (2.74m max x 2.13m max)

Shower room

6'7" x 5'4" (1.83m x 1.52m)

Outside and parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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 C

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