

Worle Avenue | Llanrumney | Cardiff | CF3 4BZ

Asking price £270,000

Sheppard & Bear

Worle Avenue | Llanrumney
Cardiff | CF3 4BZ
Asking price £270,000

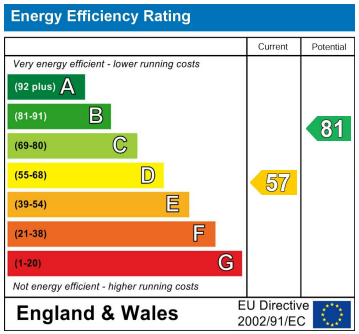
Nestled in the sought-after area of Llanrumney, Cardiff, this charming semi-detached house on Worle Avenue offers a delightful blend of comfort and convenience. Spanning an impressive 998 square feet, the property features a welcoming entrance hall that leads into a spacious lounge through dining room, perfect for both relaxation and entertaining. The French doors open up to a sunny aspect rear garden, creating a seamless connection between indoor and outdoor living.

The well-appointed kitchen is complemented by a utility room and a convenient ground floor shower room, enhancing the practicality of the home. Ascending to the first floor, you will find three generously sized bedrooms, ideal for families or those seeking extra space. A family bathroom completes this level, ensuring all essential amenities are readily available.

- Semi detached
- French doors to rear
- Ground floor shower room
- Family bathroom on first floor
- Sunny rear garden
- Living room/dining room
- Kitchen and utility
- Three spacious bedrooms
- Driveway and front garden
- Near schools and amenities







Council Tax Band **C**
EPC Rating **D**

Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 52 sq m / 558 sq ft

First Floor
Approx 41 sq m / 440 sq ft

Denotes head height below 1.5m

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.

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