



Sheppard
& Bear

Llangorse Road | | Cardiff | CF23 6PF

Price £825,000



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Nestled on Llangorse Road in Cyncoed, this impressive detached house offers a remarkable blend of space and comfort, making it an ideal family home. Spanning an expansive 2,271 square feet, the property boasts four generously sized double bedrooms, including an en-suite shower room to the master bedroom and further family bathroom, ensuring ample privacy and convenience for all family members.

Upon entering, one is greeted by a delightful array of three reception rooms, providing versatile spaces for relaxation, entertainment, or work. The heart of the home lounge/kitchen/dining room is spacious, perfect for family gatherings and social occasions. Additionally, a utility room and a convenient ground floor shower room enhance the practicality of this well-designed residence.

- 4 spacious double bedrooms
 - 3 modern bathrooms
 - Utility room for convenience
 - Garden room/home office
 - Near Rhydypenau Primary School and Cardiff High
- 3 Reception rooms
 - Family lounge/kitchen/diner
 - Private rear garden
 - Driveway for 2 vehicles
 - Viewing highly advised

Entrance hall

Shower room

Reception room one

19'7 x 13'8 (5.97m x 4.17m)

Reception room two

16'0 x 12'0 (4.88m x 3.66m)

Reception room three

13'8 x 11'9 (4.17m x 3.58m)

Family Lounge/kitchen/dining room

24'4 max x 19'9 max (7.42m max x 6.02m max)

Utility room

11;9 x 4'7 (3.35m x 1.4m)

First floor landing

Bedroom one

15'1 x 12'5 (4.6m x 3.78m)

En-suite

Bedroom two

12'6 max x 12'6 (3.81m max x 3.81m)

Bedroom three

12'6 x 11'6 max (3.81m x 3.51m max)

Bedroom four

12;6 x 8'8 max (3.66m x 2.64m max)

Family bathroom

8'9 x 6'9 (2.67m x 2.06m)

Garden room

Outside and parking

Additional information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 G
EPC Rating C



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