



Sheppard
& Bear

Llanedeyrn Road | Penylan | Cardiff | CF23 9DU

£350,000



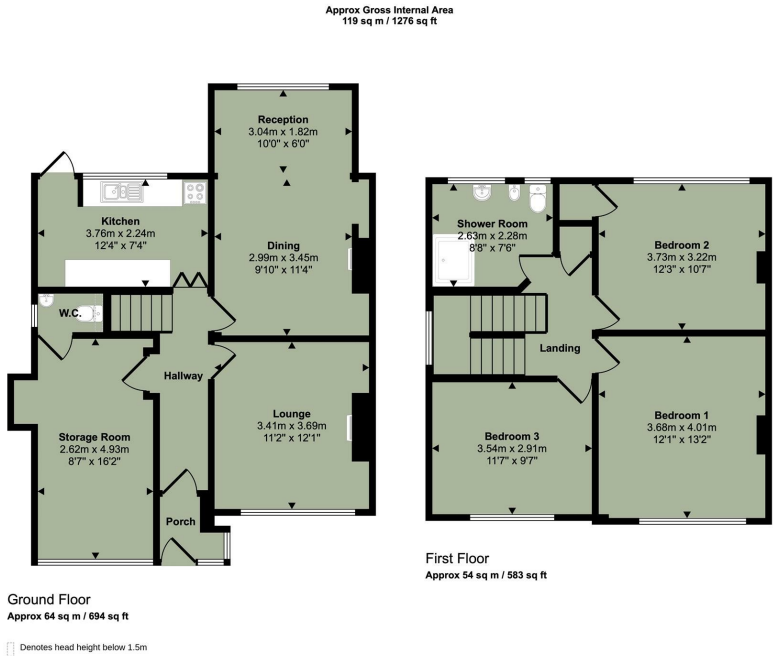
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In the sought-after area of Penylan, Cardiff, this charming semi-detached house on Llanedeyrn Road offers a delightful blend of comfort and convenience. Spanning an impressive 1,276 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The entrance porch leads into a welcoming hallway, which flows seamlessly into a spacious living room and a versatile dining room, ideal for family gatherings or hosting friends.

The kitchen provides ample space for culinary pursuits, while a converted garage offers a practical storage room or workshop, catering to your organisational needs. A convenient ground floor WC adds to the functionality of the home.

- Popular Penylan location
- Living and extended dining room
- Ground floor WC
- Shower room
- Near schools and amenities
- Semi detached
- Converted garage/workshop
- Three double bedrooms
- Driveway and rear garden
- Easy access to A48 and M4



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 E
EPC Rating

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