



Sheppard
& Bear

Worle Avenue | Llanrumney | Cardiff | CF3 4BZ

Asking price £270,000



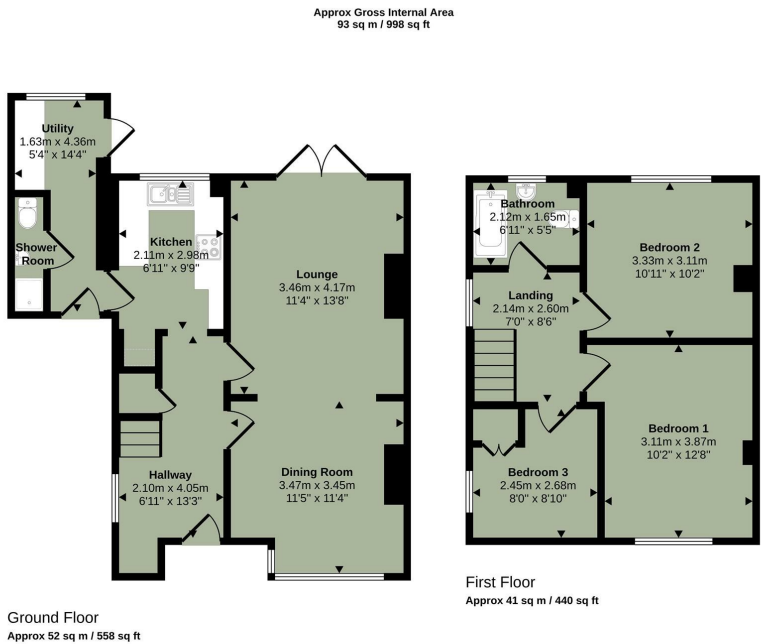
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Nestled in the sought-after area of Llanrumney, Cardiff, this charming semi-detached house on Worle Avenue offers a delightful blend of comfort and convenience. Spanning an impressive 998 square feet, the property features a welcoming entrance hall 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



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.

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

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