



Sheppard  
& Bear

Harris Avenue | Rumney | Cardiff | CF3 1QB

£265,000



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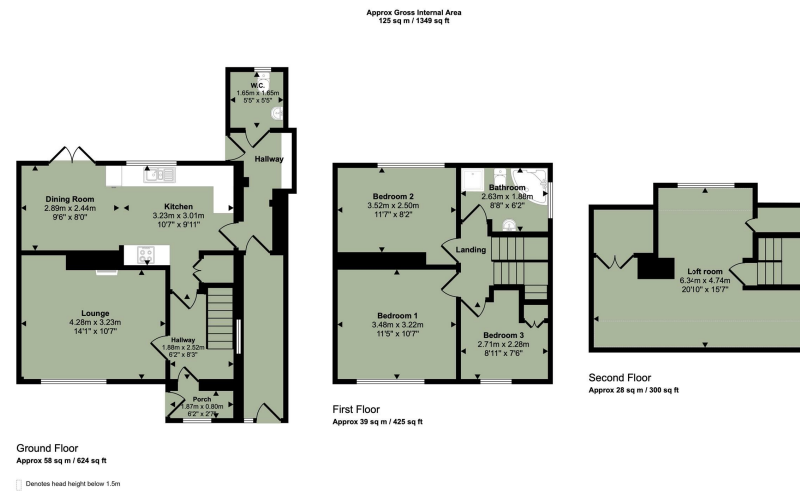
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This delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,349 square feet, the property is ideal for families or those seeking a spacious home.

Upon entering, you are welcomed by an inviting entrance porch that leads into a hallway, setting the tone for the rest of the home. The ground floor features a generous living room, perfect for relaxation and entertaining with a focal point wood burner. The kitchen and dining room provide a wonderful space for family meals and gatherings, while an outhouse and a convenient WC add to the practicality of the layout.

The first floor boasts three well-proportioned bedrooms, ensuring ample space for rest and privacy. A four-piece bathroom completes this level, offering both functionality and comfort. For those in need of additional

- 3 spacious bedrooms
- Ground floor WC
- Enclosed rear garden
- Near shops and amenities
- Located in Rumney, Cardiff
- Loft room on second floor
- Kitchen/dining room
- Driveway for parking
- No onward chain
- Viewing recommended



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 a bathroom niche are representations only and may not look like the real items. Made with Mada Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band C  
EPC Rating D

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