



Sheppard
& Bear

Milverton Road | Llanrumney | Cardiff | CF3 5SB

Offers over £240,000



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Nestled on Milverton Road in Llanrumney, Cardiff, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning an impressive 894 square feet, the property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest.

The house features two reception rooms, providing convenience for family living, perfect for entertaining guests or enjoying quiet family evenings. The south-west facing rear garden is a standout feature, offering a sunlit outdoor space ideal for gardening, play, or simply unwinding after a long day.

Situated in a vibrant community, this property is conveniently located near a wealth of amenities, including

- Three spacious double bedrooms
- Extended semi-detached house
- South west facing rear garden
- Two reception rooms
- Located on Milverton Road
- Close to public transport links
- Near local amenities
- Ideal family home
- Viewing highly advised
- EPC = D

Entrance hall

Lounge/dining room

19'7" x 11'10" (5.97m x 3.61m)

Kitchen

12'0" max x 7'5" (3.66m max x 2.13m)

Reception room / utility room

13'8" x 8'3" (3.96m x 2.44m)

First floor landing

Bedroom one

14'4" x 9'0" (4.27m x 2.74m)

Bedroom two

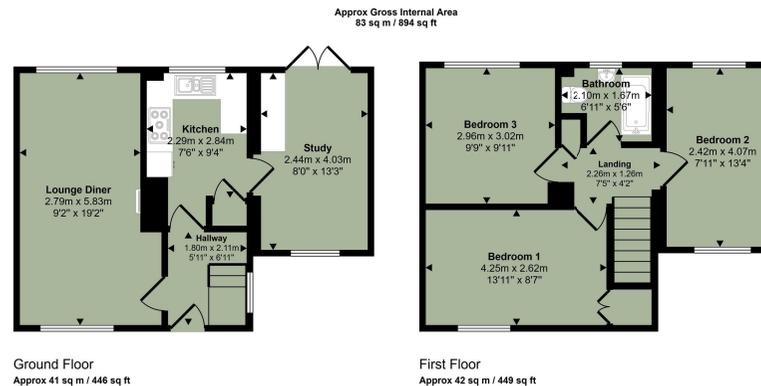
13'8" x 8'3" (3.96m x 2.44m)

Bedroom three

10'4" x 10'2" (3.05m x 3.05m)

Bathroom

Outside



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 Magic Snaggy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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 D

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