



Sheppard
& Bear

Harris Avenue | Rumney | Cardiff | CF3 1QB

£265,000



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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.

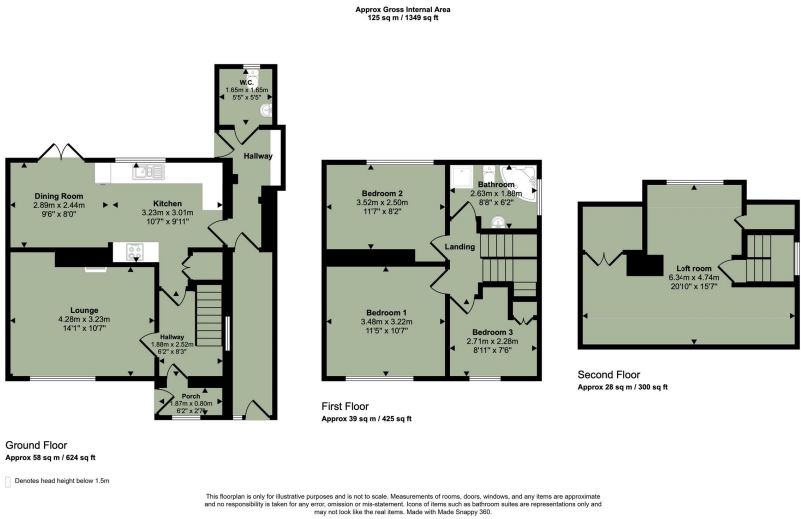
The first floor boasts three well-proportioned bedrooms, ensuring ample space for rest and privacy. A four-piece bathroom completes this level, offering both functionality and comfort. For those in need of additional

- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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