



Sheppard
& Bear

Madoc Road | | Cardiff | CF24 2SY

Offers over £200,000



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Nestled on Madoc Road in Cardiff, this delightful semi-detached house offers a perfect blend of style and practicality, making it an ideal choice for first-time buyers. Spanning an impressive 609 square feet, the property boasts a contemporary design throughout, ensuring a welcoming atmosphere from the moment you step inside.

The house features two generously sized double bedrooms, providing ample space for relaxation and rest. The modern bathroom is tastefully appointed, catering to all your needs with a touch of elegance. One of the standout features of this property is the larger than average yet low maintenance, sunny aspect rear garden, which offers a wonderful outdoor space for entertaining or simply enjoying the fresh air. Additionally, the side access enhances convenience, making it easy to navigate the outdoor areas.

- Two spacious double bedrooms
- Modern, stylish bathroom
- Semi-detached house
- Larger than average garden
- Low maintenance outdoor space
- Convenient side access
- Private driveway parking
- Ideal for first-time buyers
- Close to amenities
- Near transport links

Entrance hall

Lounge/dining room

14'8" max (into bay) x 12'5" max (into recess) (4.27m max (into bay) x 3.66m max (into recess))

Kitchen

15'6" x 5'9" (4.57m x 1.52m)

First floor landing

Bedroom one

11'5" (plus recess) x 9'3" (3.35m (plus recess) x 2.74m)

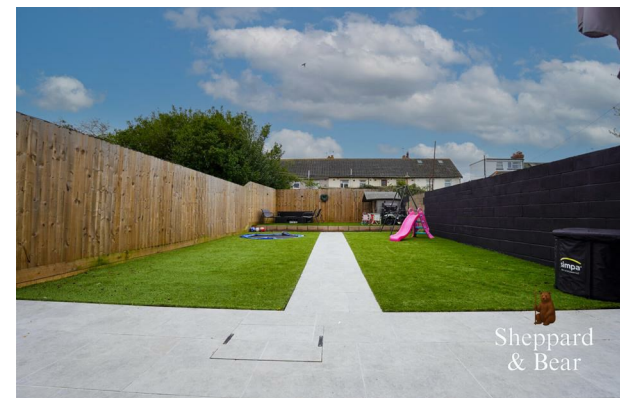
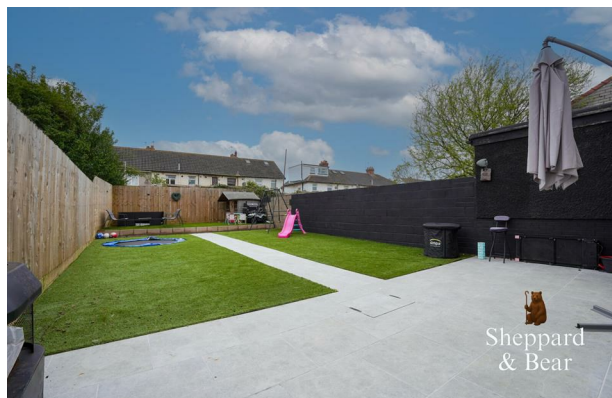
Bedroom two

9'9" x 9'4" (2.74m x 2.74m)

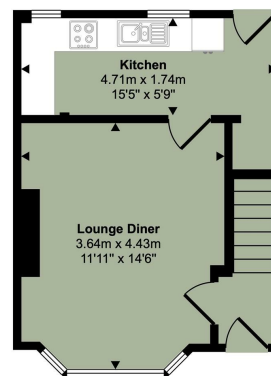
Bathroom

5'8 x 5'6 (1.73m x 1.68m)

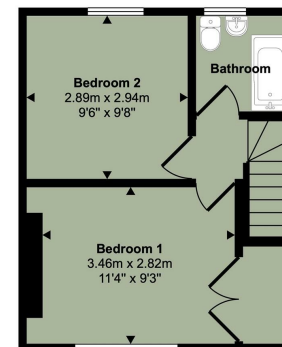
Outside and parking



Approx Gross Internal Area
57 sq m / 609 sq ft



Ground Floor
Approx 28 sq m / 305 sq ft



First Floor
Approx 28 sq m / 304 sq ft

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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