




Sheppard
& Bear

Parish Gardens | Rumney | Cardiff | CF3 3BZ

Offers over £425,000


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Nestled in the tranquil setting of Parish Gardens, Rumney, Cardiff, this charming detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,291 square feet, this property is one of only three homes situated down a private lane, ensuring a peaceful atmosphere away from the hustle and bustle of everyday life.

The house boasts four generously sized double bedrooms, with the master bedroom featuring a convenient en-suite shower room. The additional family bathroom cater to the needs of family and guests alike, ensuring ample facilities for everyone.

The ground floor is designed for both entertaining and everyday living, featuring two spacious reception

- Detached house
- Master bedroom with en-suite
- Modern kitchen/diner area
- Integral garage for secure parking
- Located in heart of Rumney
- Four double bedrooms
- Two bright reception rooms
- Convenient ground floor WC
- Private, one of three down a lane
- Viewing highly recommended

Entrance hall

Ground floor WC

Integral garage / utility
18'2 x 9'3 (5.54m x 2.82m)

Living room
12'3 x 10'9 (3.73m x 3.28m)

Dining room
10'7 x 9'2 (3.23m x 2.79m)

Kitchen
11'9 x 9'5 (3.58m x 2.87m)

Diner
10'3 x 6'3 (3.12m x 1.91m)

First floor landing

Bedroom one
12'2 x 10'8 (3.71m x 3.25m)

En-suite shower room

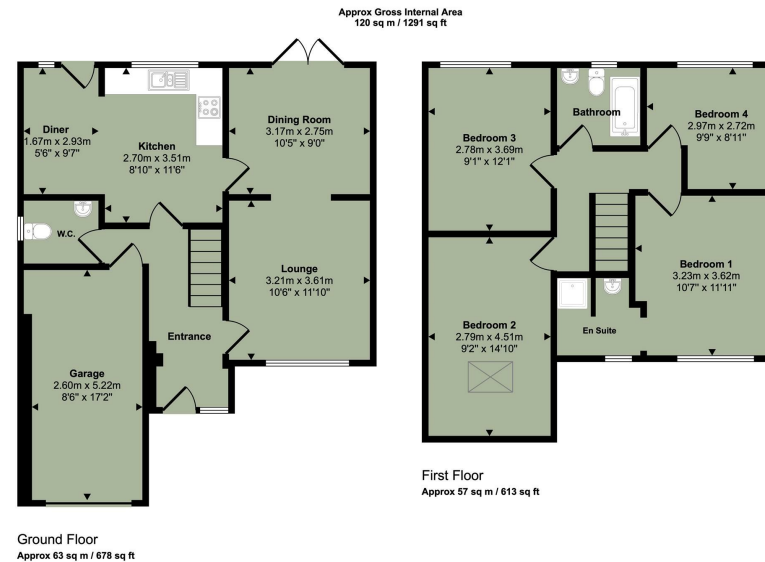
Bedroom two
15'3 x 9'6 (4.65m x 2.9m)

Bedroom three
12'5 x 9'5 (3.78m x 2.87m)

Bedroom four
10'3 max x 9'3 max (3.12m max x 2.82m max)

Family bathroom
6'5 x 5'9 (1.96m x 1.75m)

Outside and parking



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 | 74 | 78 |
| (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 F
EPC Rating C

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