



Sheppard
& Bear

Langham Way | | Cardiff | CF11 8BJ

Price £175,000



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Nestled in the charming area of Langham Way, Cardiff, this delightful one-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or those looking to downsize. Spanning a modest 449 square feet, the property boasts a well-designed open plan lounge, kitchen, and dining area, creating a warm and inviting space for relaxation and entertaining.

Upon entering, you will find a welcoming porch that leads into the heart of the home. The open plan layout allows for a seamless flow between the living and dining spaces, making it perfect for modern living. The bedroom offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

- One bedroom mid terrace house
- Open plan lounge/kitchen/diner
- Porch and driveway included
- Rear garden with lane access
- Near amenities and M4 access
- Perfect for first-time buyers
- Ideal for downsizing
- Located on Langham Way, Cardiff
- 449 sq ft of living space
- Viewing highly recommended

Entrance porch

Lounge/kitchen/diner
21'10 x 10'9 (6.65m x 3.28m)

First floor landing

Bedroom
12'0 x 10'7 (3.66m x 3.23m)

Bathroom
8'5 x 4'9 (2.57m x 1.45m)

Outside and parking



Approx Gross Internal Area
42 sq m / 449 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		91
(81-91)	B		
(69-80)	C	74	
(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 C

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