



Sheppard  
& Bear

Farmleigh | Rumney | Cardiff | CF3 3LE

Asking price £260,000



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Nestled in the charming area of Farmleigh, Rumney, Cardiff, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 932 square feet, the property features an open plan living and dining room, creating a warm and inviting space ideal for family gatherings and entertaining guests.

The home boasts three generously sized bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. The modern fitted bathroom adds a touch of contemporary style, ensuring that daily routines are both practical and pleasant. The property also comes with a garage which is great for additional parking or storage.

- Open plan living/dining room
- Three spacious bedrooms
- Modern fitted bathroom
- Semi-detached house
- Located in a cul-de-sac
- Great family home
- Near Rumney amenities
- Walk to leisure centre
- Slightly elevated position
- Detached garage

**Entrance hall**

**Living room / dining room**

25'4" x 12'4" max (7.62m x 3.66m max)

**Kitchen**

11'9" x 8'2" (3.35m x 2.44m)

**First floor landing**

**Bedroom one**

10'8" (to wardrobes) x 10'2" (3.05m (to wardrobes) x 3.05m)

**Bedroom two**

11'9" x 10'2" (3.35m x 3.05m)

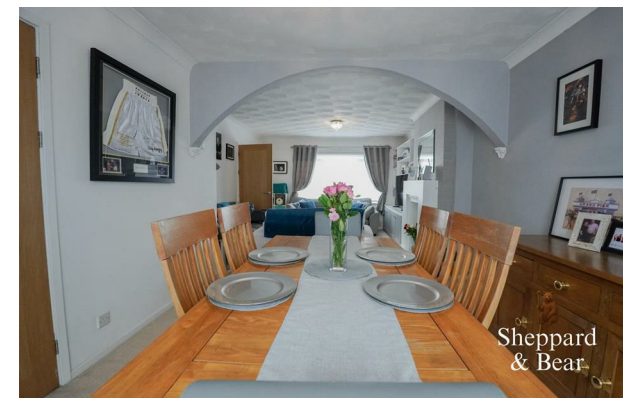
**Bedroom three**

8'4" x 7'9" (2.44m x 2.13m)

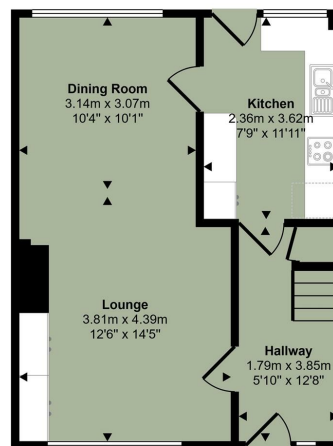
**Family bathroom**

8'3" x 5'5" (2.44m x 1.52m)

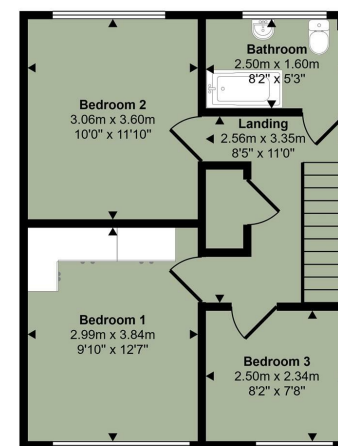
**Outside**



Approx Gross Internal Area  
87 sq m / 932 sq ft



Ground Floor  
Approx 43 sq m / 468 sq ft



First Floor  
Approx 43 sq m / 464 sq ft

Denotes head height below 1.5m

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 |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

Council Tax Band E  
EPC Rating

Cyncoed  
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