



Sheppard  
& Bear

Picca Close | | Cardiff | CF5 6XP

Asking price £350,000



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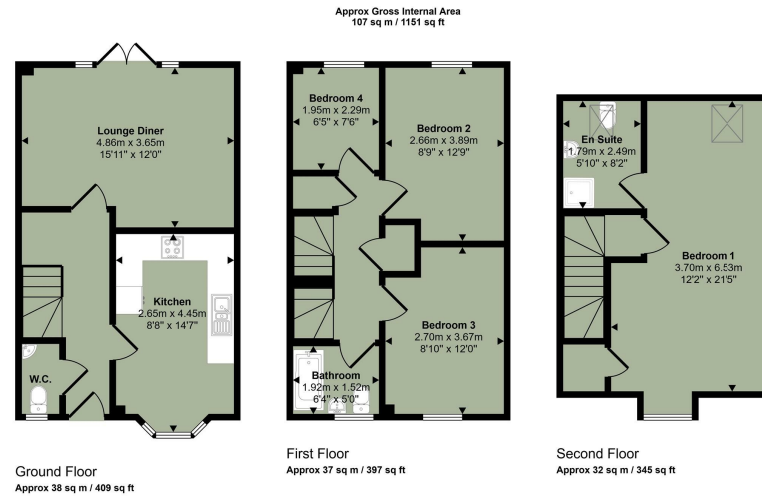
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Nestled in the desirable Picca Close, Cardiff, this modern townhouse offers a splendid opportunity for families and professionals alike. Built in 2018, this property spans an impressive 1,151 square feet over three well-designed floors, ensuring ample space for comfortable living.

Upon entering, you are greeted by a spacious living room that boasts French doors, leading out to a delightful rear garden bathed in sunlight. This inviting space is perfect for both relaxation and entertaining. The kitchen/diner is thoughtfully designed, providing a wonderful area for family meals and gatherings.

The townhouse features four bedrooms, including three generous double rooms and a single bedroom. The master suite is particularly noteworthy, occupying its own floor and complete with an en-suite bathroom,

- Three double bedrooms, one single
- Kitchen/diner with modern design
- Sunny aspect garden
- Driveway for two cars
- Walk to Culverhouse Cross shops
- Master bedroom with en-suite
- Spacious living room, French doors
- Overlooks Central Park, green views
- Great access to M4 and link roads
- No onward chain, must view



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	85	
(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 F  
EPC Rating B

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