



Sheppard  
& Bear

Dickens Avenue | Llanrumney | Cardiff | CF3 5LY

Asking price £200,000



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Nestled on Dickens Avenue in the charming suburb of Llanrumney, Cardiff, this delightful terraced house presents an excellent opportunity for first-time buyers or those seeking to downsize. Spanning an inviting 675 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a bright and airy living/dining room, perfect for both relaxation and entertaining. The modern finish throughout the home adds a touch of elegance, making it a truly appealing space. The property features two generously sized double bedrooms, providing ample room for rest and personalisation.

Outside, you will find both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts

- Two spacious double bedrooms
- Modern kitchen and bathroom
- Contemporary design throughout
- Driveway for two cars
- Front and rear gardens
- Ideal for first-time buyers
- Perfect for downsizing
- Terraced house on Dickens Ave
- Close to local amenities
- Viewing highly recommended

**Entrance hall**

**Living/dining room**

19'6" x 11'0" max (5.94m x 3.35m max)

**Kitchen**

9'2" plus door recess x 7'5" (2.79m plus door recess x 2.26m)

**First floor landing**

**Bedroom one**

14'5" x 8'9" (4.39m x 2.67m)

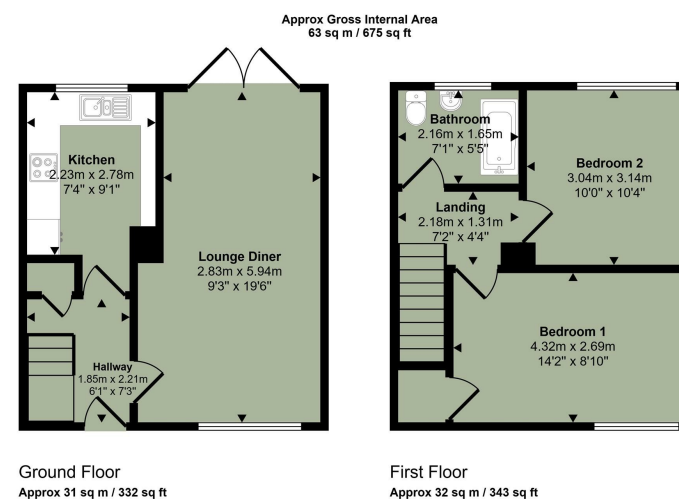
**Bedroom two**

10'10" x 10'4" (3.3m x 3.15m)

**Bathroom**

7'10" x 5'5" (2.39m x 1.65m)

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band B  
EPC Rating

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