



Monkstone Rise | Rumney | Cardiff | CF3 3LW

£270,000



Sheppard & Bear

## Monkstone Rise | Rumney

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Nestled in the desirable area of Monkstone Rise in Rumney, Cardiff, this charming three-bedroom semi-detached house has captured the attention of buyers even before officially hitting the market. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-appointed kitchen offers a functional space for culinary pursuits, while the delightful conservatory provides a bright and airy spot to enjoy the garden views throughout the seasons.

With its appealing layout and prime location, this home is ideal for families or anyone seeking a comfortable living space in a vibrant community. The surrounding area is known for its friendly atmosphere and convenient amenities, making it a sought-after choice for many. Although this property has already been sold, its features and location highlight the strong demand for homes in Monkstone Rise.

- 3 bedrooms, semi-detached
- Kitchen with conservatory
- Sought-after Rumney area
- Ideal family home
- Close to local amenities
- 2 reception rooms
- Located in Monkstone Rise
- Conservatory
- Spacious living areas
- House sold pre-market



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band  
EPC Rating

Cyncoed  
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