  
Sheppard  
& Bear

Ball Road | Llanrumney | Cardiff | CF3 4BW

Asking price £375,000

  
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Nestled on a generous corner plot on Ball Road in Llanrumney, Cardiff, this charming detached bungalow offers a wonderful opportunity for those seeking a spacious family home. Spanning an impressive 1,598 square feet, the property features three well-proportioned bedrooms conveniently located on the ground floor, making it ideal for families or those looking to downsize without compromising on space.

As you enter, you are greeted by a welcoming living room, a modern fitted kitchen, perfect for culinary enthusiasts. The dining room provides an excellent space for entertaining guests, while the utility room adds practicality to daily living. The bungalow also boasts a wet room, enhancing accessibility and convenience.

In addition to the main living areas, the property includes two loft rooms, offering versatile options for use

- Detached bungalow on corner plot
- Two versatile loft rooms
- Modern fitted kitchen
- Double decker garage with potential
- Bus stop right outside
- Three ground floor bedrooms
- Spacious living and dining rooms
- Utility room and wet room
- Driveway for easy parking
- Near schools and leisure centre

**Entrance porch**

**Hallway**

17'3" max x 9'0" (5.18m max x 2.74m)

**Living room**

18'0" plus bay x 11'8" (5.49m plus bay x 3.35m)

**Kitchen/breakfast**

13'0" max x 12'5" max (3.96m max x 3.66m max)

**Utility room**

8'9" x 5'2" (2.44m x 1.52m)

**Dining room**

13'0" x 11'3" (3.96m x 3.35m)

**Bedroom one**

12'2" plus bay x 12'0" (3.66m plus bay x 3.66m)

**Bedroom two**

11'5" x 8'6" (3.35m x 2.44m)

**Bedroom three**

12'0" x 9'5" (3.66m x 2.74m)

**Wet room**

7'3" x 6'7" (2.13m x 1.83m)

**First floor**

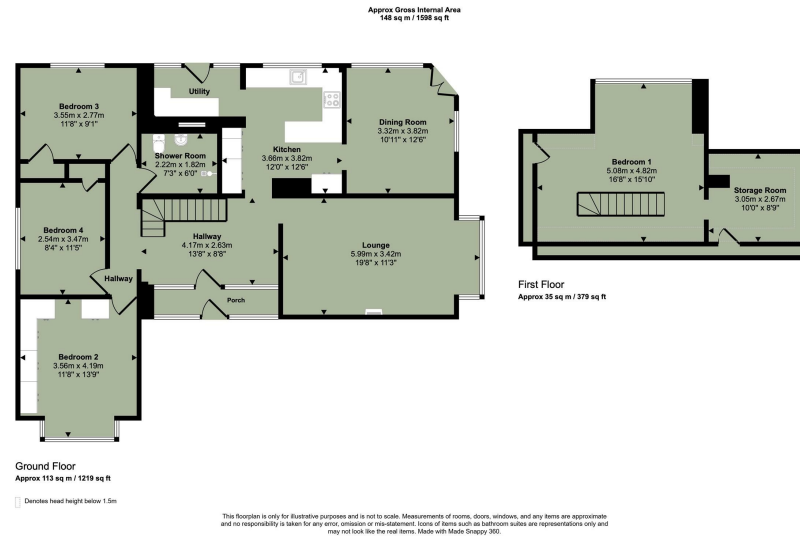
**Loft room one**

17'0" x 16'6" max (5.18m x 4.88m max)

**Loft room two**

12'0" x 11'2" (3.66m x 3.35m)

**Outside and parking**



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			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band E  
EPC Rating

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