



Sheppard  
& Bear

Winston Avenue | Cambrian Residential Park | Cardiff | CF5 5TR

Asking price £185,000



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Winston Avenue | Cambrian Residential  
Park  
Cardiff | CF5 5TR

Nestled in the serene Cambrian Residential Park on Winston Avenue, this delightful park home offers a perfect blend of modern living and comfort. Boasting a generous 725 square feet of well-designed space, making it an ideal choice for those seeking a tranquil over 50' lifestyle on the outskirts of Cardiff.

As you enter, you are greeted by a spacious lounge/dining room that invites relaxation and social gatherings. The kitchen is thoughtfully designed, providing ample space for culinary adventures. This home features two double bedrooms, including a walk-in wardrobe and an en-suite shower room, ensuring privacy and convenience. The second bedroom is equally well-appointed, making it perfect for guests or family members. There is a further shower room which services the second bedroom and visiting guests.

- Detached Park home
- Two bathrooms
- Lounge/dining room
- No onward chain
- A must view
- Two double bedrooms
- Walk in wardrobe
- Lovely views
- Near amenities



Approx Gross Internal Area  
67 sq m / 725 sq ft



Floorplan

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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Council Tax Band C  
EPC Rating

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