



Sheppard
& Bear

Llangorse Road | | Cardiff | CF23 6PF

Price £875,000



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Nestled on Llangorse Road in Cyncoed, this impressive detached house offers a remarkable blend of space and comfort, making it an ideal family home. Spanning an expansive 2,271 square feet, the property boasts four generously sized double bedrooms, including an en-suite shower room to the master bedroom and further family bathroom, ensuring ample privacy and convenience for all family members.

Upon entering, one is greeted by a delightful array of three reception rooms, providing versatile spaces for relaxation, entertainment, or work. The heart of the home lounge/kitchen/dining room is spacious, perfect for family gatherings and social occasions. Additionally, a utility room and a convenient ground floor shower room enhance the practicality of this well-designed residence.

- 4 spacious double bedrooms
- 3 modern bathrooms
- Utility room for convenience
- Garden room/home office
- Near Rhydypenau Primary School and Cardiff High
- 3 Reception rooms
- Family lounge/kitchen/diner
- Private rear garden
- Driveway for 2 vehicles
- Viewing highly advised

Entrance hall

Shower room

Reception room one

19'7 x 13'8 (5.97m x 4.17m)

Reception room two

16'0 x 12'0 (4.88m x 3.66m)

Reception room three

13'8 x 11'9 (4.17m x 3.58m)

Family Lounge/kitchen/dining room

24'4 max x 19'9 max (7.42m max x 6.02m max)

Utility room

11;9 x 4'7 (3.35m x 1.4m)

First floor landing

Bedroom one

15'1 x 12'5 (4.6m x 3.78m)

En-suite

Bedroom two

12'6 max x 12'6 (3.81m max x 3.81m)

Bedroom three

12'6 x 11'6 max (3.81m x 3.51m max)

Bedroom four

12;6 x 8'8 max (3.66m x 2.64m max)

Family bathroom

8'9 x 6'9 (2.67m x 2.06m)

Garden room

Outside and parking

Additional information



Ground Floor
Approx 118 sq m / 1271 sq ft
□ Denotes head height below 1.5m

Approx Gross Internal Area
211 sq m / 2271 sq ft

First Floor
Approx 80 sq m / 863 sq ft

Garden Room
Approx 13 sq m / 138 sq ft

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 Magic Drawings 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 2002/91/EC		

Council Tax Band G
EPC Rating

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