



Sheppard
& Bear

Fox Russell Close | | Cardiff | CF14 2HL

Asking price £260,000



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Nestled in the tranquil Fox Russell Close, Cardiff, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning 729 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed by a bright living room that seamlessly flows into a well-appointed kitchen, which opens up to a dining area, perfect for entertaining guests or enjoying family meals. The addition of a small conservatory enhances the living space, providing a lovely spot to relax and enjoy the views of the garden.

The property boasts a lovely garden, complete with lane access, offering a private outdoor space for

- Two double bedrooms
- Small conservatory
- Mid terrace house
- Great access to A48, M4
- Near shops
- Living room and dining room
- Lovely garden with lane access
- Near Llandaff North
- No onward chain
- Quiet tucked away location

Entrance hall

Living room

16'5" x 9'8" (4.88m x 2.74m)

Kitchen

13'3" x 6'8" (3.96m x 1.83m)

Dining room

10'10" x 9'0" (3.05m x 2.74m)

First floor landing

Bedroom one

16'2" x 10'0" (4.88m x 3.05m)

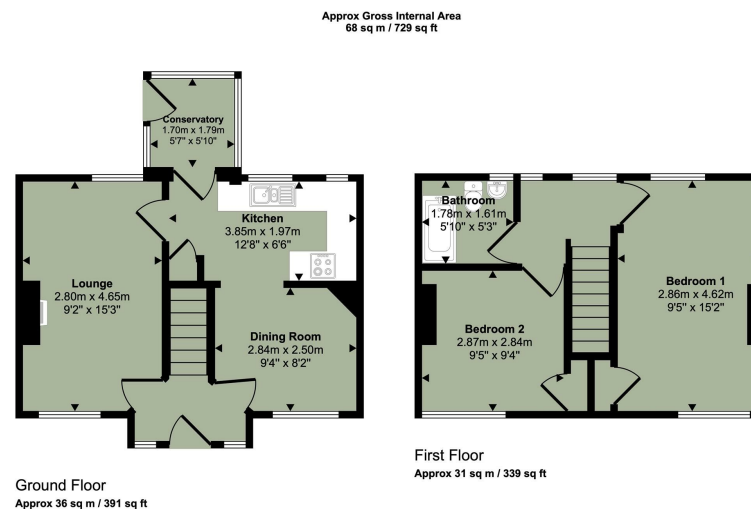
Bedroom two

10'10" max x 9'7" (3.05m max x 2.74m)

Bathroom

6'4" x 5'9" (1.83m x 1.52m)

Outside



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	69	79
(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 D
EPC Rating C

Cyncoed
Cardiff
CF23 6SZ
02921 051927
gavin@sheppardandbear.com