



Sheppard
& Bear

Heol Poyston | | Cardiff | CF5 5LY

£240,000



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Nestled in the desirable area of Heol Poyston, Cardiff, this immaculately presented semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 880 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The lounge flows seamlessly into the dining area, creating a warm and welcoming atmosphere for family gatherings.

This charming home features three well-proportioned bedrooms, including two spacious double rooms and a third bedroom equipped with built-in bunk beds, making it an excellent choice for families or those who enjoy hosting guests. The bathroom is thoughtfully designed to cater to the needs of modern living.

One of the standout features of this property is the ample off-road parking, complemented by an extended

- Immaculately presented home
- Ample off-road parking
- Extended driveway and garage
- Lounge through dining room
- Two double bedrooms
- Third bedroom with bunk beds
- Near local amenities
- Great M4 transport links
- Semi-detached house
- Viewing recommended

Entrance porch

hall

Lounge/dining room

21'4" max x 13'7" max
(narrowing to 10'3") (6.4m max
x 3.96m max (narrowing to
3.05m)

Kitchen

10'2" x 8'5" (3.05m x 2.44m)

First floor landing

Bedroom one

12'3" max x 12'0" (3.66m max x
3.66m)

Bedroom two

13'5" x 8'6" (3.96m x 2.44m)

Bedroom three

9'2" max x 8'6" max (2.74m max
x 2.44m max)

Bathroom

7'1 x 5'7 (2.16m x 1.7m)

Outside and parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	82
(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 B
EPC Rating C



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.

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