

**Llanmaes street, Cardiff, , CF11 7LQ**  
**£**



- Two Reception Rooms
- Generous Living Space
- Three Bedrooms
- Ideal First Time Buy
- Two Bathrooms
- Close To Local Amenities
- EPC Rating D

## Description...

This charming 3 bedroom terraced house is a rare find in the heart of the area! With its bright and airy interior, this property boasts an impressive layout, perfect for families or professionals alike.

The ground floor features two spacious reception rooms, flooded with natural light and providing ample space for relaxation and entertaining. The kitchen is complete with ample storage, perfect for cooking up a storm. A separate utility room provides additional storage and flexibility for laundry and other household tasks as well as a downstairs bathroom.

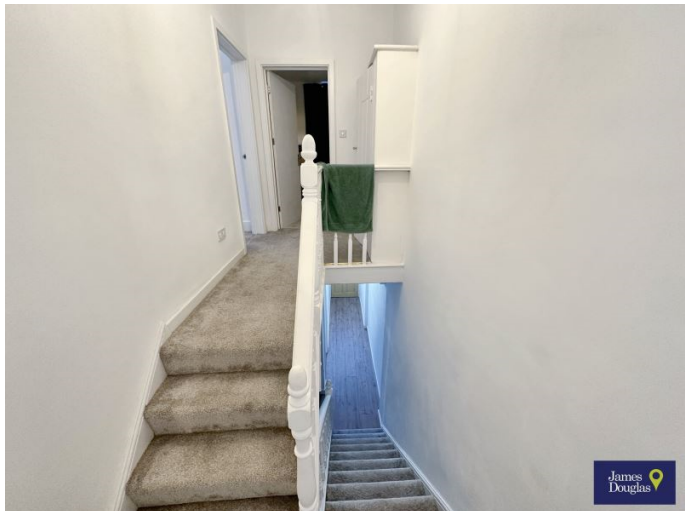
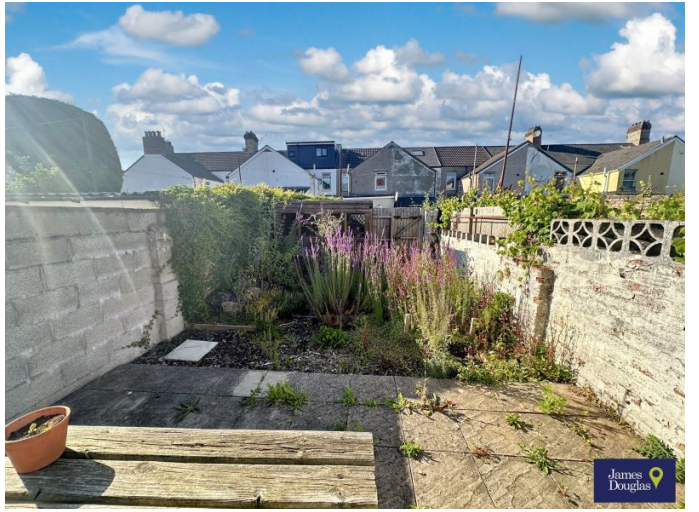
Upstairs, the three generous bedrooms by a modern bathroom. The master bedroom is a peaceful retreat with plenty of space for a king-sized bed and plenty of storage. The two additional bedrooms are equally spacious and well-proportioned, making this property an ideal family home.

Outside, the garden is a lovely spot to enjoy the fresh air and relax. The property's location is convenient for local amenities, transport links, and the area's many attractions.

## Accommodation...









# Floorplan

GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



# Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	