

20 Shearman Place, Cardiff
£245,000



20 Shearman Place

Cardiff, Cardiff

Conveniently located to Cardiff City Centre, two double bedrooms and off road parking
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- WELL PRESENTED THROUGHOUT
- WHITE HIGH GLOSS MODERN KITCHEN
- BATHROOM WITH RAINFALL STYLE SHOWER
- CLOSE TO SHOPS AND LEISURE FACILITIES; SHORT DRIVE TO CITY CENTRE
- TWO DOUBLE BEDROOMS
- PARKING; ENCLOSED REAR GARDEN
- EPC C73
- For further information on broadband and mobile coverage in this area visit checker.ofcom.org.uk/





Entrance Hall

Accessed via composite front door. Solid wood floor and high level fuse box. Internal door to living room.

Living Room

14' 8" x 12' 8" (4.47m x 3.86m)

Carpeted reception room with side and front aspect windows. Radiator. Stairs to first floor and internal door to kitchen.

Kitchen

12' 8" x 8' 7" (3.86m x 2.62m)

A modern kitchen with high gloss white eye level and base units with complementing work surfaces over. Inset sink unit plus 4 ring gas hob, oven and cooker hood plus dishwasher. Radiator. Rear aspect window plus door to rear garden. Tiled floor. Door leading to large under stair storage cupboard.

Landing

Carpeted with loft hatch and internal doors to bathroom and two bedrooms.

Bathroom

9' 2" x 5' 7" (2.79m x 1.70m)

White suite comprising bath with thermostatic shower over - rainfall style head and separate rinser, low level WC and wash hand basin. Partial tiled walls with shaving point. Ladder style heated towel rail. Tiled floor. Over stair storage cupboard. Side aspect window.

Bedroom One

12' 9" x 8' 9" (3.89m x 2.67m)

Carpeted double bedroom with front aspect bay window. Radiator.

Bedroom Two

12' 9" x 8' 8" (3.89m x 2.64m)

Carpeted double bedroom with rear aspect window.





REAR GARDEN

An enclosed rear garden with an initial patio area, small lawn with bordered planting areas.

DRIVEWAY

1 Parking Space

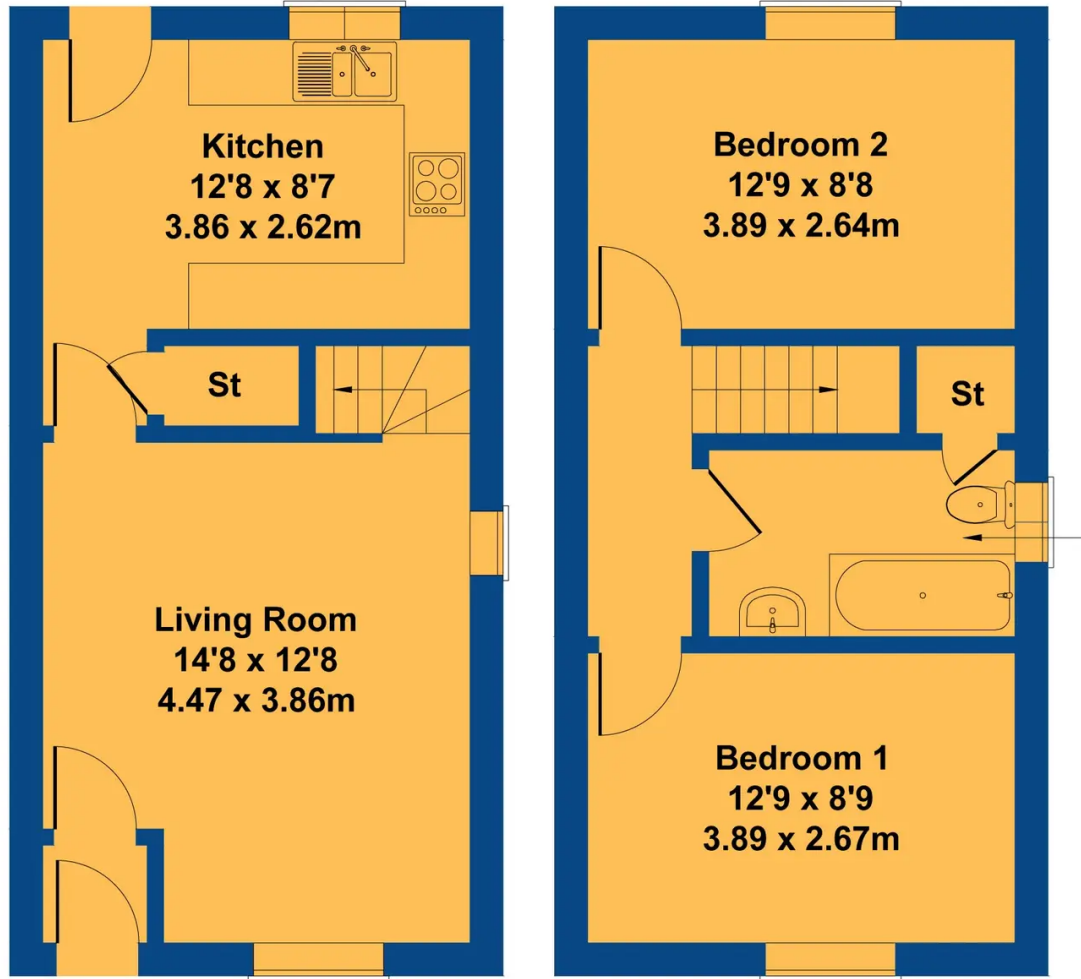
Off road parking directly in front of the property for 1 car. Visitor parking adjacent.



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Approximate Gross Internal Area
689 sq ft - 64 sq m

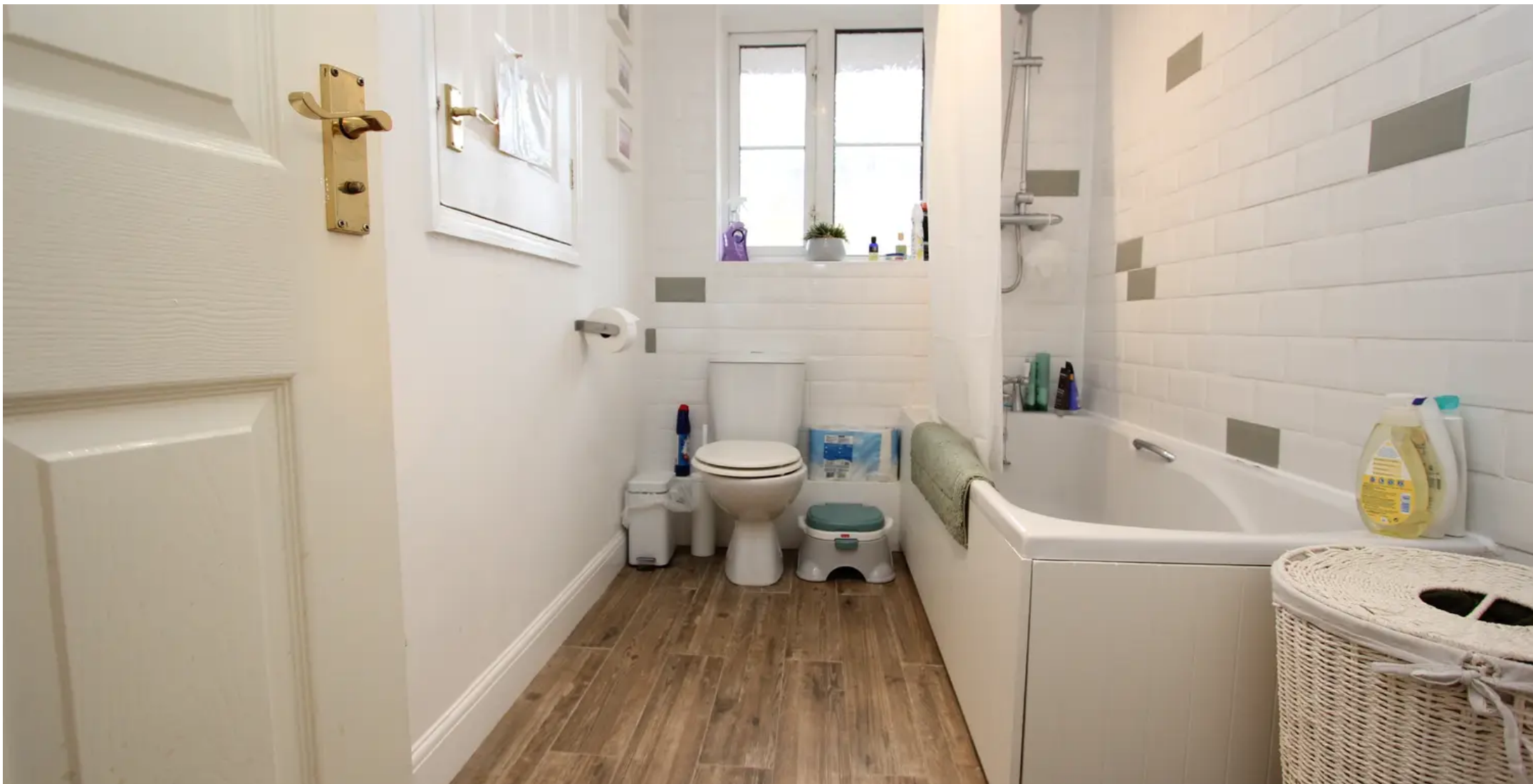
Bathroom
9'2 x 5'7
2.79 x 1.70m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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