

FOR SALE

Offers in Excess of £430,000 Freehold



MR HOMES
SALES & LETTINGS

Neville Street, Riverside, Cardiff. CF11 6LR

- NO CHAIN
- SUBSTANTIAL FAMILY HOME
- 5 DOUBLE BEDROOMS
- 2 GENEROUS RECEPTION ROOMS
- DOWNSTAIRS WETROOM
- FAMILY BATHROOM & SEPARATE WC
- MODERN FITTED KITCHEN
- GARAGE WITH LANE ACCESS
- uPVC DG & GAS CENTRAL HEATING
- FREEHOLD



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PROPERTY DESCRIPTION

*** OFFERS IN EXCESS OF £430,000 *** NO CHAIN - SUBSTANTIAL THREE STOREY TERRACED PROPERTY - PERIOD BAY-FRONTED - FIVE DOUBLE BEDROOMS - MODERN KITCHEN AND FAMILY BATHROOM - DOWNSTAIRS WC/WETROOM - GARAGE with LANE ACCESS - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD MR HOMES are delighted to be representing our clients in bringing to the market FOR SALE with NO ONGOING CHAIN this substantial mid-terrace period bay fronted family home split over three storeys providing 5 double bedrooms and generous receptions rooms with high ceilings and decorative coving and ceiling roses. The property also benefits from a modern kitchen and family bathroom, there is a shower/wet room to the Ground Floor off the primary Living Room. To the rear of the property there is a 463 ft² / 43 m² garage complete with inspection pit and secured lane access. This property would be ideal for a large family keen to find a home that offers genuine space or would suit an investor/developer as the ideal base from which to create (subject to all the usual permissions/change of use) to a short-term let property and take full advantage of the proximity to Cardiff city centre and all its various sporting and entertainment events throughout the year. Tenure: Freehold EPC Rating: D Council Tax Band: F Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Front yard laid on paving slabs; enclosed via low brick wall with capping bricks and metal railings; accessed via metal gate

Entrance Hall

Accessed via composite front door with obscured DG vision panels and transom over with House Number; laminate wood flooring; radiator; low level cupboard housing gas meter; high level cupboard housing RCD Construction Unit and electricity meter; access to Front and Rear Reception Rooms; staircase rises to other floors

Front Reception Room

Accessed via timber double doors with obscured glazed panels; carpeted; 2x radiators; Cornicing to ceiling and decorative ceiling roses; bay window to front with uPVC DG

Downstairs Wet Room

Accessed via double timber doors with obscured glazed panels; tiled flooring; pedestal Wash hand basin with stainless steel mixer tap; WC; taps; mains powered shower; extractor fan; solid uPVC door provides access to rear garden

Rear Reception Room

Laminate flooring; under stairs cupboard; radiator; access to Kitchen

Kitchen

Tiled flooring; matching wall and base units with worktops over and matching splash backs; stainless steel double sinks with draining board and mixer tap; space and plumbing for washing machine; integrated Lamona 5-ring gas hob and extractor hood over; integrated Lamona electric fan-assisted oven and separate grill; space for free-standing fridge/freezer

Upstairs WC

Tiled flooring; partly tiled walls; WC; sink with mixer tap; uPVC obscured DG window to side

Bathroom

Tiled flooring; fully tiled walls; corner bath; shower unit with mains powered shower; vanity unit with storage and integrated sink with mixer tap; cupboard housing Worcester Combi boiler; ladder-style radiator; extractorfan ; uPVC obscured DG window to side

Bedroom 3

Laminate wood flooring; radiator; uPVC DG window to rear

First Floor Landing

Carpeted; radiator; access to 3 bedrooms; bathroom; separate WC; access hatch to loft

Bedroom 2

Carpeted; radiator; uPVC DG window to rear

Bedroom 1

Laminate wood flooring; radiator; bay window and separate window to side uPVC DG

Bedroom 4

Laminate wood flooring; radiator; uPVC DG window to rear

Bedroom 5

Laminate wood flooring; radiator; uPVC DG window to front

Rear Garden

Laid to concrete providing access to Outside WC and Garage

Garage

Concrete flooring; roller shutter door with pedestrian pass door to rear lane access

Outside WC

WC



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (64)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

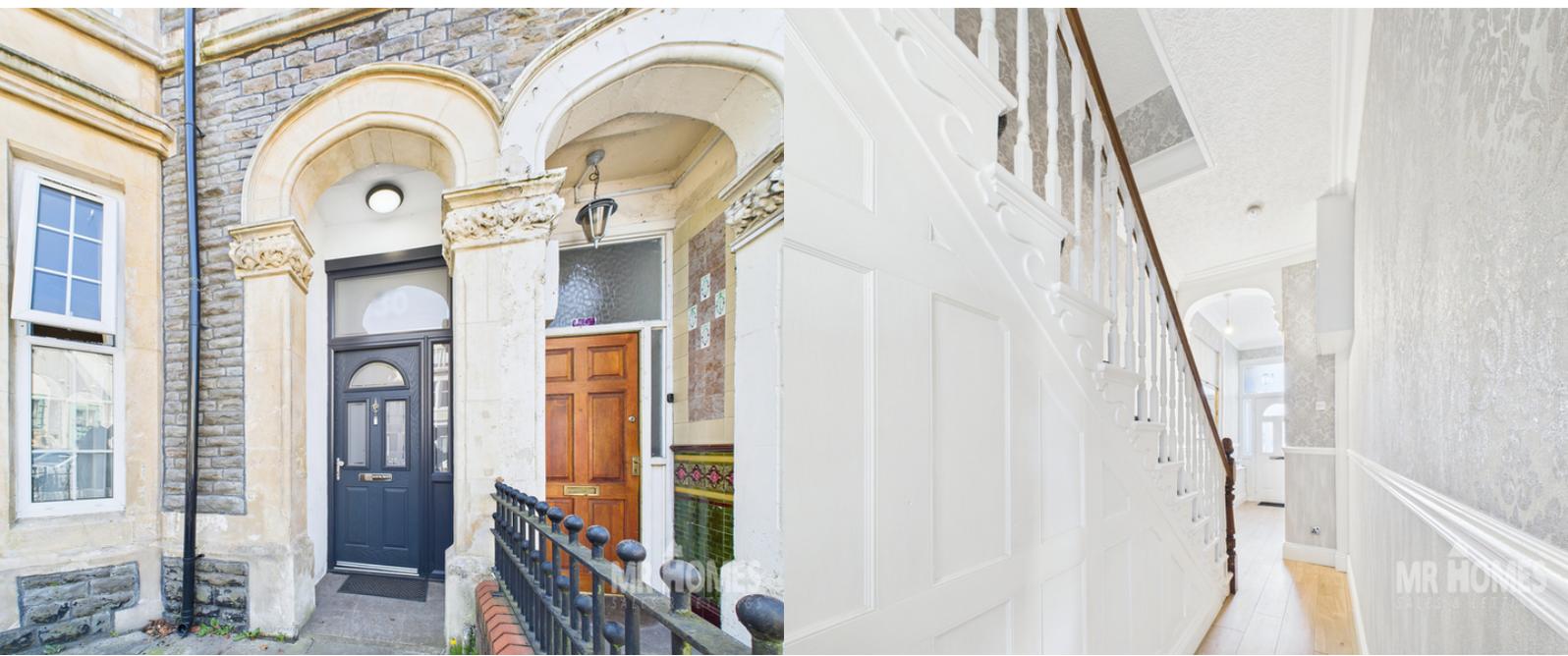
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great



FLOORPLAN & EPC



Floor 0

Floor 1

Approximate total area^m
2498 ft²
232 m²

Reduced headroom
10 ft²
0.9 m²

Floor 2

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

