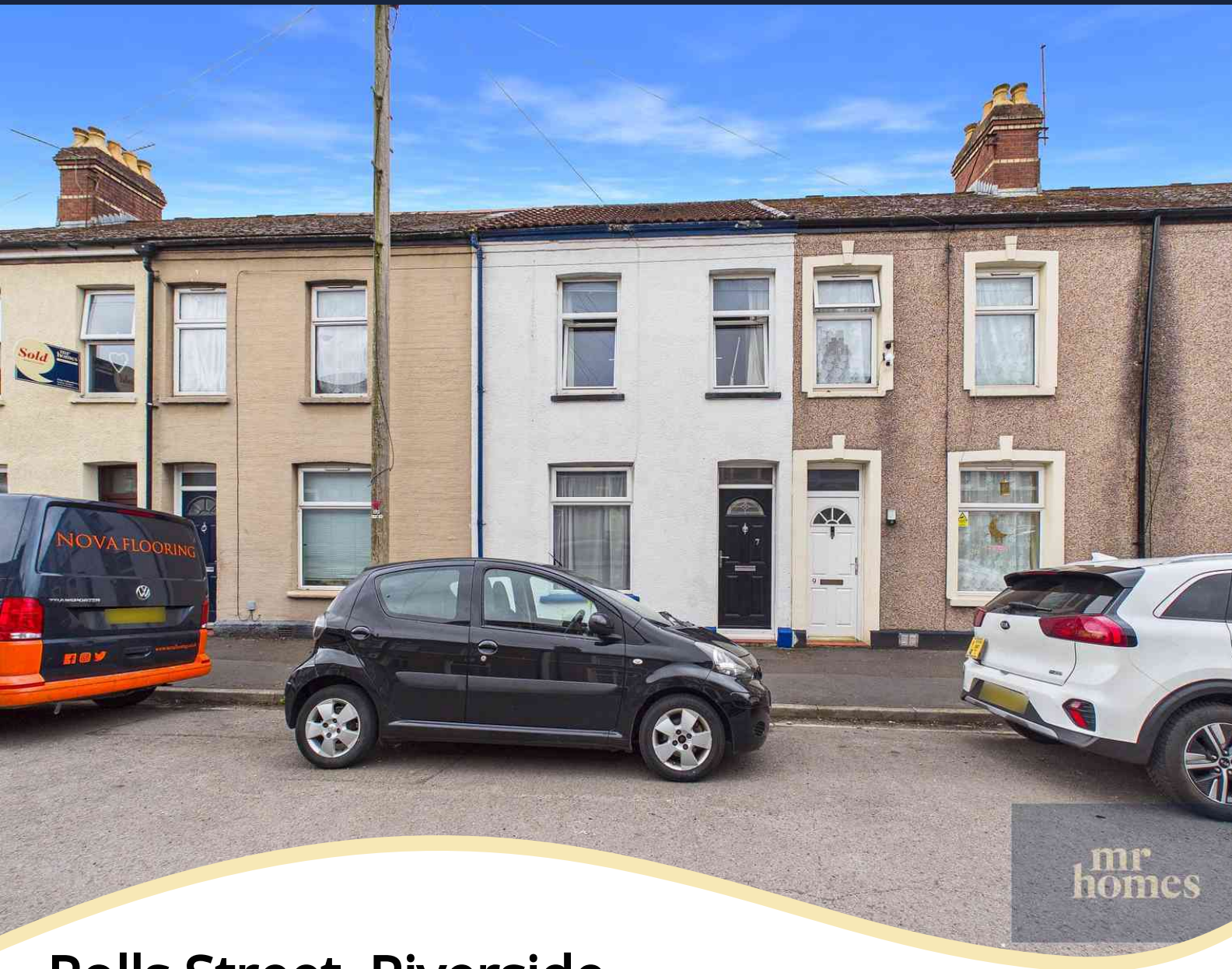


FOR SALE

Guide Price £200,000 to £210,000 Freehold



Rolls Street, Riverside, Cardiff. CF11 6DT

- * GUIDE PRICE £200,000 to £210,000 *
- 2x DOUBLE BEDROOM FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOM
- KITCHEN & UTILITY ROOM
- SPACIOUS FAMILY BATHROOM SUITE
- SOUTH-FACING REAR GARDEN (ENCLOSED)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- CLOSE TO CARDIFF CITY CENTRE - EXCELLENT TRANSPORT LINKS
- EARLY VIEWING HIGHLY RECOMMENDED
- TENURE: FREEHOLD.



PROPERTY DESCRIPTION

* Guide Price £200,000 to £210,000 * – This 2 double bedroom terraced family home in Riverside offers modern comfort with a bright open-plan living and dining room, a well-equipped kitchen with utility room, and a large family bathroom suite. Priced accordingly which means you can put your own stamp on the property. Enjoy the warmth and efficiency of uPVC double glazed windows and gas central heating powered by a combi boiler. The South-Facing enclosed rear garden is perfect for relaxing or entertaining in a sunny, private setting. Ideally located close to Cardiff city centre, this freehold property benefits from excellent transport links, making it ideal for commuters and families alike. Early viewing is highly recommended to fully appreciate the generous space and fantastic location on offer. **EARLY VIEWING HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 To Book Your Viewing!!! WWW.MR-HOMES.CO.UK**



ROOM DESCRIPTIONS

Entrance Hallway

11' 0" x 3' 1" (3.35m x 0.94m)

Living Room Open-Plan to Dining Room

10' 7" x 10' 5" (3.23m x 3.17m)

Dining Room

12' 2" x 8' 10" (3.71m x 2.69m)

Hallway Cont'd

12' 4" x 4' 11" (3.76m x 1.50m)

Kitchen

8' 1" x 7' 5" (2.46m x 2.26m)

Utility Room

7' 9" x 5' 3" (2.36m x 1.60m)

First Floor Landing

9' 10" x 4' 10" (3.00m x 1.47m)

Hatch to Insulated & Boarded

Loft via Attached Ladders

Bedroom 1

14' 2" x 10' 5" (4.32m x 3.17m)

Bedroom 2

11' 6" x 9' 0" (3.51m x 2.74m)

Family Bathroom Suite

8' 0" x 7' 5" (2.44m x 2.26m)

Airing Cupboard housing a

Glow.Worm Essential 24c

Combi-Boiler

Rear Garden - SOUTH-FACING & ENCLOSED

Laid Patio Stones with a Range of Flowers, Plants & Shrubs to Border.



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,013.00

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

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

Conservation Area - No

Flood Risk - River : Low - Seas : Low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 7 Mbps - Superfast - 49 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin



FLOORPLAN

