REDUCED

Offers in Excess of £260,000 Freehold



Albert Street, Riverside, Cardiff. CF11 6JQ

- 3 BEDROOMS
- 3 RECEPTION ROOMS
- FIRST FLOOR FAMILY BATHROOM
- MODERN KITCHEN
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GROUND FLOOR WETROOM & WC
- REAR YARD
- FAMILY BATHROOM
- CITY CENTRE LESS THAN 1 MILE AWAY

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PROPERTY DESCRIPTION

Discover this 3-bedroom terraced house situated in the sought-after Riverside area, offering an ideal combination of modern living and excellent location. With three generous reception rooms and a modern kitchen, this home is designed for both comfortable family life and entertaining. The property features two bathrooms, including a convenient ground floor wetroom with WC and a contemporary first-floor family bathroom, providing practical facilities for busy households. Enhanced by uPVC double glazing and gas central heating. To the rear, a private yard provides a peaceful outdoor space perfect for relaxation or social gatherings.

Riverside is prized for its connected setting, located less than a mile from the vibrant city centre. Residents enjoy easy access to a variety of amenities, including shops, cafes, parks, and excellent transport links, making it an excellent choice for commuters or those keen to take advantage of urban nightlife and culture without sacrificing a calm neighbourhood atmosphere.

Step inside to discover three spacious reception rooms, each offering flexible use to suit your lifestyle. These bright and airy areas are perfect for creating distinct zones such as a formal lounge, dining area, and family room or home office. The modern kitchen is equipped with contemporary fixtures and ample storage, providing the perfect space to prepare meals and entertain guests.

Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from abundant natural light and generous storage options. The first-floor family bathroom is thoughtfully designed, featuring modern fittings and a clean, contemporary style that complements the home's overall aesthetic. On the ground floor, a practical wetroom with WC adds convenience and accessibility, ideal for families or guests.

Additional features include uPVC double glazing and gas central heating. The rear yard offers a private outdoor retreat where you can enjoy quiet moments or host social gatherings in a safe, enclosed space. With its balance of space and location, this Riverside terraced house presents an outstanding opportunity for families, professionals, or investors alike.





ROOM DESCRIPTIONS

Entry
Accessed via solid uPVC front door with glazed transom over displaying house number; laminate flooring; tiled walls; access to Hallway via timber door with obscured glazed panel

Hallway
5' 2" MAX x 11' 8 MIN" (1.57m x 3.56m) Laminate flooring; radiator; access to all Reception Rooms; carpeted staircase rises to first floor

Living Room
11' 5" x 10' 3" (3.48m x 3.12m) Laminate flooring; radiator; storage cupboards; uPVC DG window to front

Reception Room
8' 3" x 10' 7" (2.51m x 3.23m) Laminate flooring; radiator; access to Shower Room

Wet Room
3' 6" x 7' 6" (1.07m x 2.29m) Tiled flooring; fully tiled walls; Triton electric shower; WC; pedestal wash hand basin with mixer tap; uPVC obscured DG window to rear

Rear Reception Room
10' 3" x 12' 6" (3.12m x 3.81m) Laminate flooring; radiator; uPVC DG window to side; access to Kitchen

Kitchen
10' 11" x 10' 6" (3.33m x 3.20m) Vinyl flooring; radiator; gas central heating combi boiler: Ideal Esprit eco; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; space for free-standing cooker; space and plumbing for washing machine; space for free-standing fridge/freezer; uPVC back door with full obscured DG panel; uPVC obscured DG window to rear

First Floor Landing
5' 5" MAX x 10' 11" MAX (1.65m x 3.33m) Carpeted; access to all Bedrooms and Family Bathroom; loft hatch

Bedroom 1
15' 3" x 10' 3" (4.65m x 3.12m) Carpeted; radiator; 2 x uPVC DG windows to front

Bedroom 2
10' 2" x 10' 9" (3.10m x 3.28m) Carpeted; radiator; loft hatch; uPVC DG window to rear

Bedroom 3
10' 4" x 7' 10" (3.15m x 2.39m) Carpeted; radiator; uPVC DG window to rear

Family Bathroom
4' 10" x 5' 0" (1.47m x 1.52m) Laminate flooring; fully lined with wetwall panelling; ladder-style radiator; wash hand basin with mixer tap; WC; panelled bath with mixer tap and mains powered shower over; uPVC obscured DG window to side

Rear Garden
Yard laid to concrete, enclosed on all sides





MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Permit.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.

EPC Rating: D (58)
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

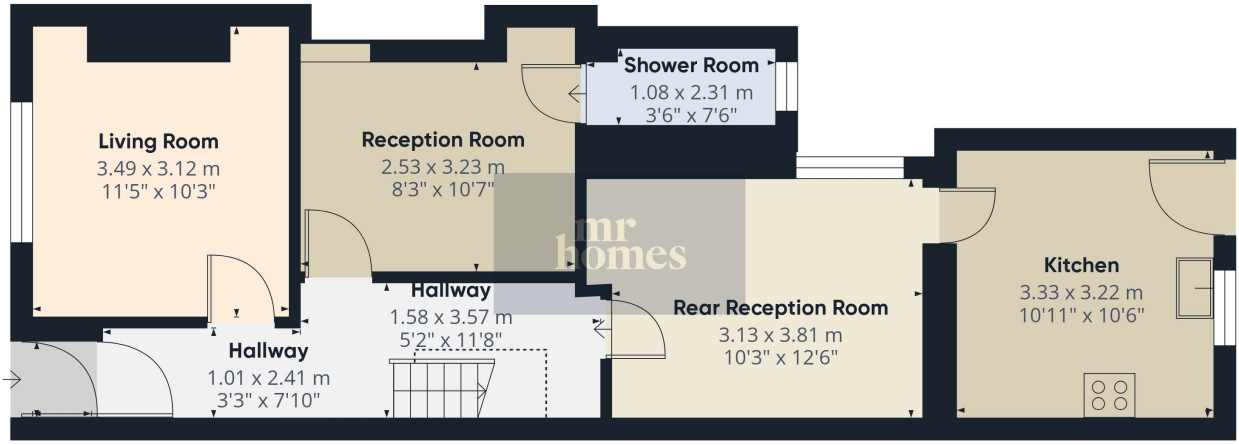
Construction Type
Standard

Existing Planning Permission
Cardiff Council Building Control Application: Extension for new ground floor bathroom / wc Ref. No.: RIVE/00125/16/BNC Status: Building Notice Accepted

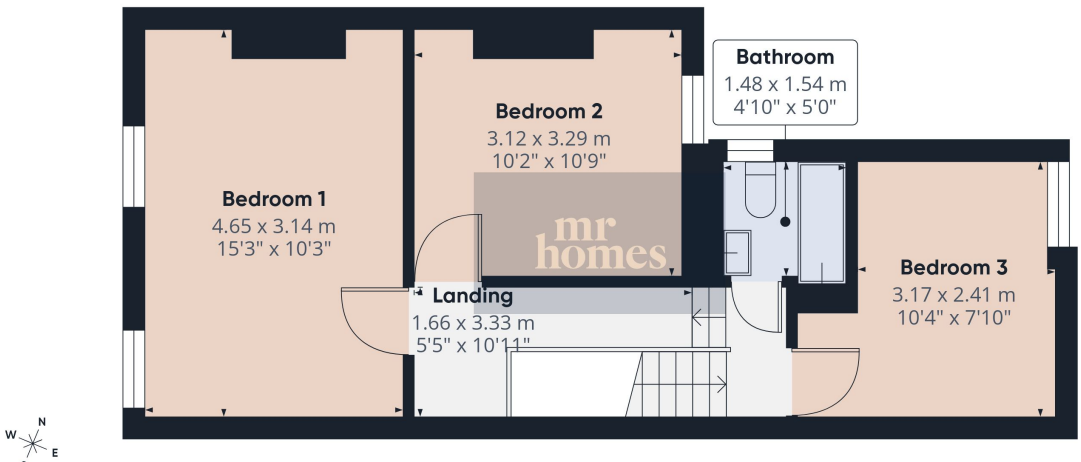




FLOORPLAN & EPC



Floor 0



Floor 1

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Approximate total area(1)

94.3 m²

1014 ft²

Reduced headroom

1.1 m²

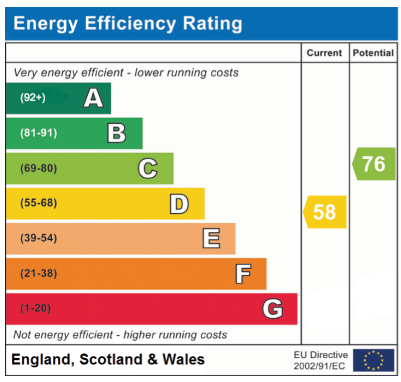
11 ft²

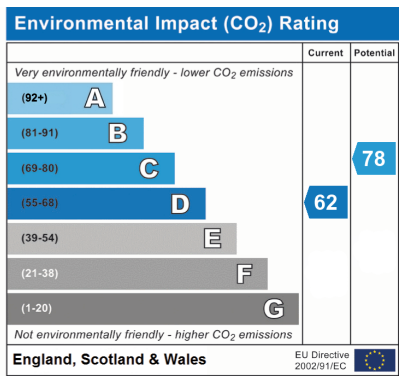
(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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