

FOR SALE

Offers in the Region of £250,000 Freehold



Ninian Park Road, Riverside, Cardiff. CF11 6JF

- CORNER PLOT
- 3 BEDROOMS
- END-OF-TERRACE
- MATURE GARDEN
- OUTBUILDING/STORAGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SCHOOL CATCHMENTS - KITCHENER & PWLL COCH PRIMARY - FITZALAN & GLANTAF SECONDARY
- POPULAR CANTON/COWBRIDGE ROAD EAST NEARBY (CHAPTER ARTS CENTRE 0.4miles/10 min walk)
- CARDIFF CITY CENTRE 1 MILE AWAY / EXCELLENT TRANSPORT LINKS



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PROPERTY DESCRIPTION

Discover this delightful 3-bedroom end-of-terrace house set on a prominent corner plot, just one mile from Cardiff City Centre. This charming home benefits from uPVC double glazing and gas central heating throughout, ensuring warmth and energy efficiency all year round. The property offers a welcoming reception room filled with natural light, a well-appointed kitchen, and three comfortable bedrooms served by the family bathroom. Outside, a mature garden provides a tranquil space perfect for relaxation or entertaining guests, while an outbuilding adds valuable storage options, enhancing the home's practicality for modern family living.

Positioned in a vibrant and popular neighbourhood, this property enjoys excellent access to renowned educational institutions, including Kitchener and Pwll Coch Primary Schools and Fitzalan and Glantaf Secondary Schools, making it ideal for families. The bustling Cowbridge Road East, known for its diverse range of shops, cafes, and restaurants, is just moments away. Culture enthusiasts will appreciate being within a 10-minute stroll of Chapter Arts Centre, a hub for creative events and exhibitions, while the city centre's extensive amenities and transport links are easily accessible, providing superb connectivity across Cardiff and beyond.

Step inside to the bright reception room, where an airy atmosphere invites you to relax or entertain with ease. The layout flows seamlessly, offering ample space for comfortable living. The kitchen provides practical functionality and is ready for personal touches to create your ideal culinary space. Upstairs, three well-proportioned bedrooms offer versatility and comfort, whether used as sleeping quarters, home offices, or hobbies rooms. The family bathroom is tastefully maintained and services the property effectively. With gas central heating and uPVC double glazing throughout, the home stays comfortable and efficient.

The mature garden is a standout feature, boasting established planting that creates a private and serene outdoor area. Whether you enjoy gardening, alfresco dining, or simply unwinding outdoors, this space caters beautifully to your lifestyle needs. Additionally, the handy outbuilding provides excellent storage, ideal for garden tools, bicycles, or a workshop. Being situated on a corner plot not only offers extra privacy but also potential for future improvements, subject to planning permissions.

In summary, this end-of-terrace house combines the charm of traditional living with modern conveniences, nestled within one of Cardiff's most dynamic communities. Its proximity to top schools, cultural attractions, local amenities, and excellent transport links makes it a perfect choice for families, professionals, or anyone seeking a well-rounded urban lifestyle.



ROOM DESCRIPTIONS

Entrance Hallway

3' 10" x 6' 11" (1.17m x 2.11m) Accessed via uPVC front door with obscured, leaded and stained DG panels; laminate flooring; radiator; access to Living Room; stairs rise to first floor

Living Room

13' 1" x 13' 8" (3.99m x 4.17m) Laminate flooring; modern radiator; feature fireplace; cupboard housing RCD Consumer Unit; under stairs storage cupboard with uPVC leaded DG window to side; uPVC DG window to front

Kitchen

18' 2" x 7' 5" (5.54m x 2.26m) Tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated Bosch electric fan-assisted over; integrated 4-ring electric hob; space for under counter free-standing fridge and freezer; space and plumbing for washing machine; BAXI gas central heating combi-boiler; 2 x uPVC DG windows to rear; timber door with obscured glazing panels provides access to Rear Garden

First Floor Landing

2' 10" x 8' 6" (0.86m x 2.59m) Laminate flooring; access to all bedrooms and Family Bathroom; loft hatch; uPVC DG window to side

Bedroom 1

9' 3" x 12' 0" (2.82m x 3.66m) PLUS WARDROBES Laminate flooring; radiator; in-built storage/wardrobes; uPVC DG window to front

Bedroom 2

7' 7" x 9' 5" (2.31m x 2.87m) PLUS STORAGE AND WARDROBES Laminate flooring; storage cupboard; built-in wardrobes; uPVC DG window to rear

Bedroom 3

6' 9" x 8' 2" (2.06m x 2.49m) Laminate flooring; radiator; uPVC DG window to front

Family Bathroom

8' 4" x 4' 4" (2.54m x 1.32m) Laminate flooring; partly tiled walls; radiator; pedestal wash hand basin with separate hot and cold water taps; WC; corner bath with mixer tap and shower attachment; uPVC obscured DG window to rear

Rear Garden

Patio area laid to paving slabs; remainder of garden laid to lawn; mixture of mature trees, shrubs and bushes; timber gate provides direct access to front of property; Outbuilding

Outbuilding

12' 6" x 10' 1" (3.81m x 3.07m) Accessed via uPVC door with obscured DG panel; 2 x uPVC DG windows



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

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 (65)

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

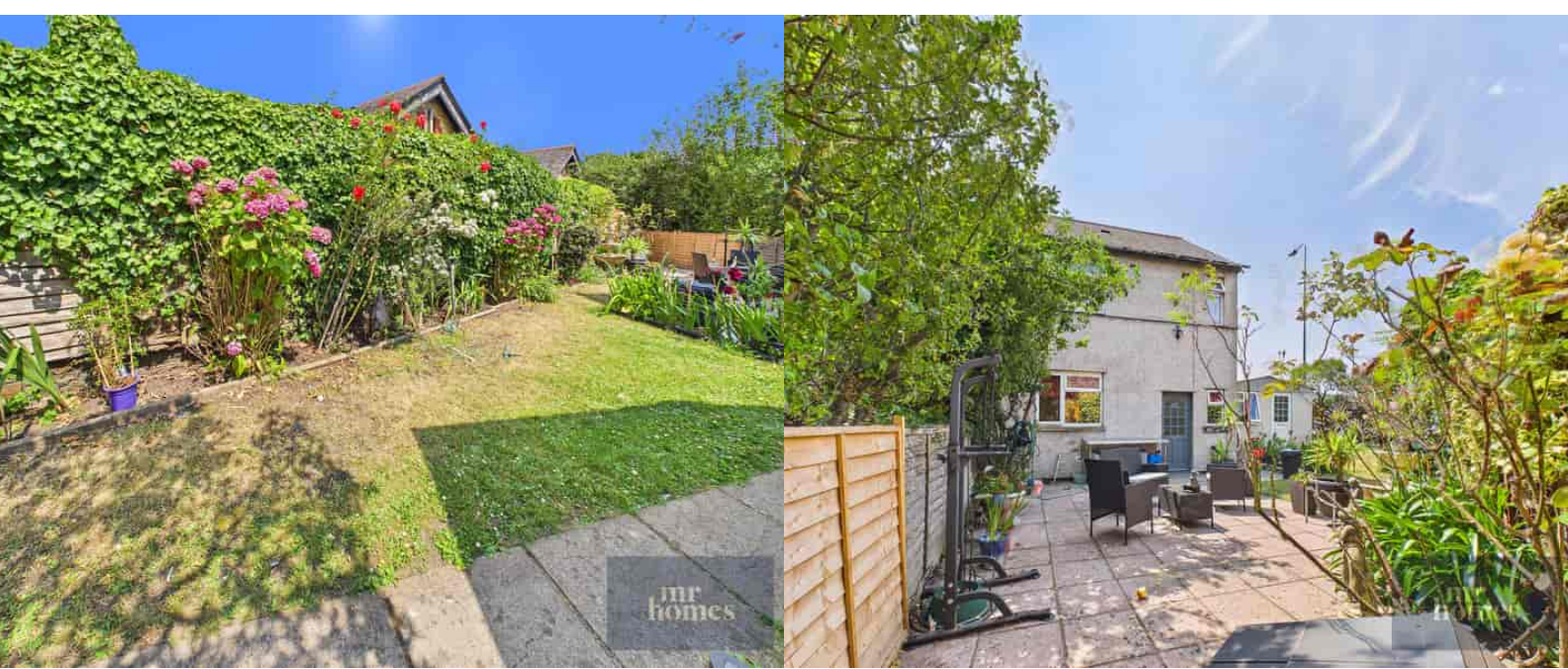
The existence of any public or private right of way? No

Mobile Signal

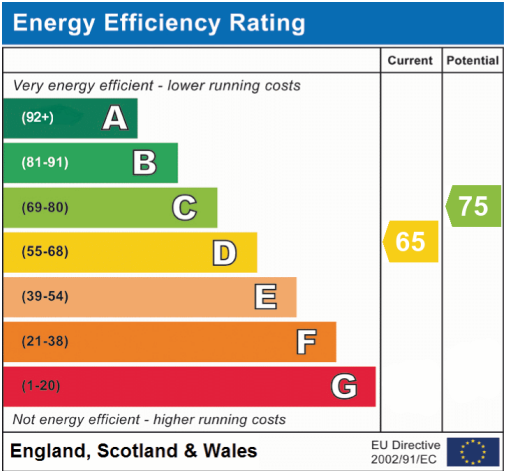
Please see Ofcom coverage checkers

Construction Type

Standard



FLOORPLAN & EPC



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