



**10 RIVER VIEW**  
**GABALFA**  
**CF14 2QF**

OFFERS OVER  
**£240,000**



**SEMI DETACHED**



**3**



**1**



**2**



**2**

**\* NO ONWARDS CHAIN \*** A semi detached property in the Gabalfa area of Cardiff in need of refurbishment but offering great potential. Situated directly opposite the Taff Trail giving direct off road access to the city centre. The property briefly comprises entrance hall, lounge, dining room, kitchen, utility room, workshop with wc, three bedroom and bathroom. Outside there is an enclosed rear garden and to the front off road parking.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,076 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Gabalfa is a popular area of Cardiff with easy access to the city centre and A470/M4. Local schools at all levels. Close to retail outlets including Tesco superstore.

#### ENTRANCE HALL

6' 5" x 3' 4" (1.965 m x 1.032m)

PVC window to side aspect. Stairs to first floor. Doors to all rooms. Radiator. Carpet flooring.

#### LOUNGE

14' 8" x 12' 11" (4.472m x 3.961m)

Coving. Radiator. PVC window to front aspect. Carpet flooring.

#### DINING ROOM

10' 0" x 8' 6" (3.067m x 2.616m)

Radiator. Coving. PVC patio doors to garden. Carpet flooring.

#### KITCHEN

10' 0" x 10' 0" (3.051 m x 3.051 m)

PVC window to rear aspect. A range of base and wall mounted cabinets with contrasting round edge countertops. Tiled splashback. Radiator. Door with obscure glass to utility space. Integral oven and electric four ring hob. Tiled

flooring.

#### UTILITY ROOM

12' 1" x 6' 3" (3.694m x 1.924m)

PVC door with obscure glass to front access. Space for white goods. Round edge countertop. Door access to WC.

#### WORKSHOP

7' 11" x 7' 8" (2.421 m x 2.339 m)

Wood framed window to rear aspect.

#### UPSTAIRS

##### LANDING

7' 0" x 3' 4" (2.156m x 1.034m)

PVC window to side aspect. Carpet flooring. Doors to all rooms. Loft hatch. Built in airing cupboard.

##### BATHROOM

5' 7" x 6' 5" (1.705 m x 1.961 m)

Tiled walls. Bath unit with shower head above. Radiator. WC. Wash hand basin. PVC window to side aspect. Laminate flooring.

##### BEDROOM ONE

17' 5" x 8' 7" (5.319 m x 2.618 m)

Coving. PVC window to rear aspect. Built in storage cupboards. Built in wardrobe housing boiler. Radiator.

##### BEDROOM TWO

10' 11" x 11' 11" (3.331m x 3.657 m)

Two PVC windows to front aspect. Coving. Radiator. Carpet flooring.

##### BEDROOM THREE

9' 4" x 8' 0" (2.860m x 2.449m)

PVC window to front aspect. Coving. Radiator. Built in storage cupboard. Carpet flooring.



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## OUTSIDE

Front - Driveway

Rear - Patio area. Brick wall to boundary.



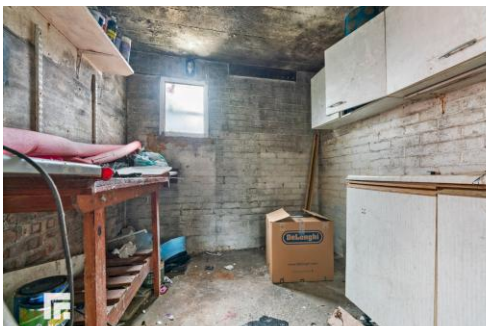
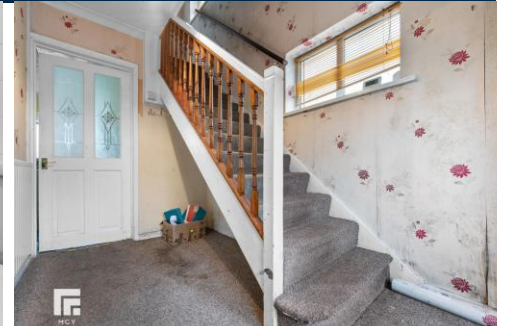
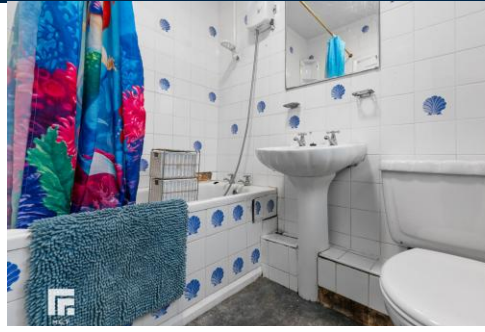
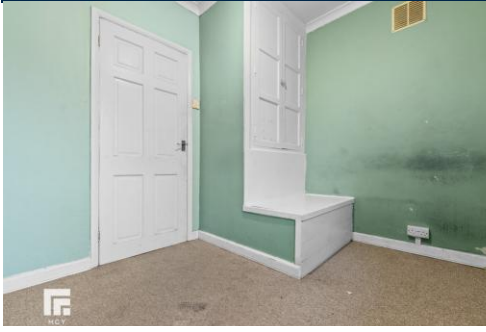


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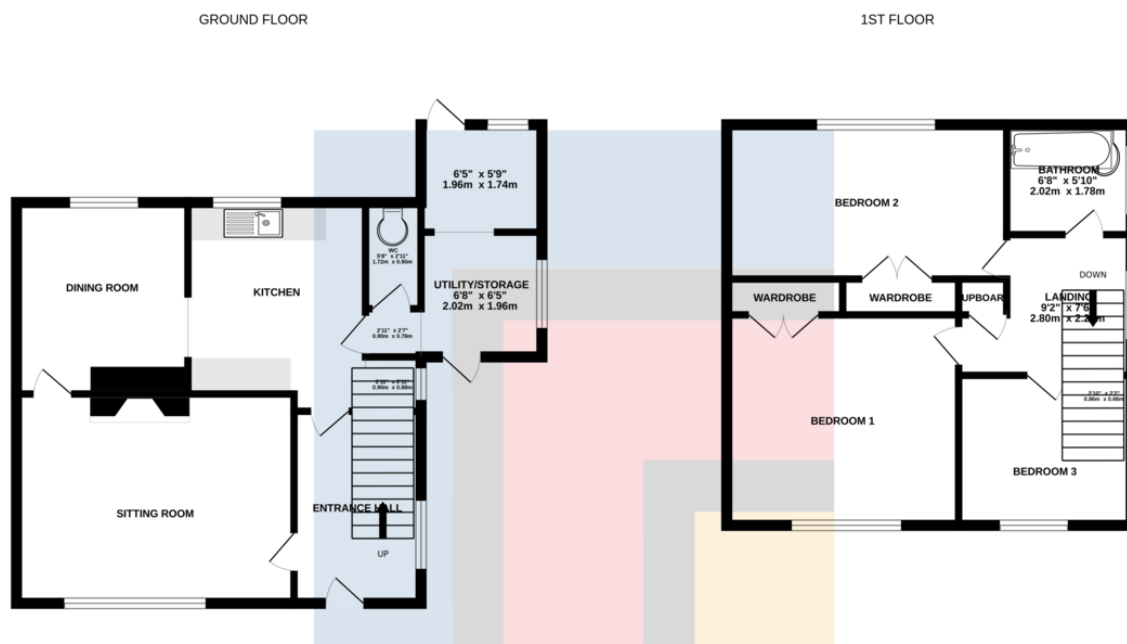




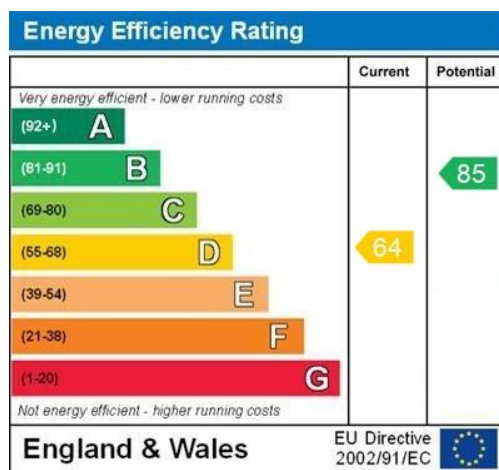
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Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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