



Neville Street, Cardiff CF11 6LP

welcome to

Neville Street, Cardiff

- Substantial Period Style House With A Wealth Of Accommodation Over Three Floors
- Large Open Plan Reception Rooms
- Additional Reception Room And Separate Kitchen
- Three Double Bedrooms To First Floor
- Two Further Double Bedrooms To Second Floor

Tenure: Freehold EPC Rating: D

offers in excess of

£490,000

A truly exceptional home, full of period style character. The Perfect Family Home, A Double Bay Fronted Period Style House With A Wealth Of Accommodation Over Three Floors! We are delighted to offer for sale this attractive terraced house, in a highly sought after location near Cardiff City Centre.



view this property online allenandharris.co.uk/Property/CTN108024



Property Ref:

CTN108024 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Entrance Hall

Reception Room

27' 5" widest x 13' 5" widest (8.36m widest x 4.09m widest)

Lean-To

Reception Room Two

12' 4" widest x 19' 3" widest (3.76m widest x 5.87m widest)

Kitchen

12' 1" widest x 9' 2" widest (3.68m widest x 2.79m widest)

Basement

22' 3" widest x 5' 11" widest (6.78m widest x 1.80m widest)

First Floor Landing

Bedroom One

17' recess x 15' 1" bay (5.18m recess x 4.60m bay)

Bedroom Two

12' 3" widest x 9' 3" widest (3.73m widest x 2.82m widest)

Bedroom Three

11' 9" x 11' 7" recess (3.58m x 3.53m recess)

Study/prayer Room

9' 2" x 5' 4" (2.79m x 1.63m)

Bathroom

Second Floor Landing

Bedroom Four

11' 7" widest, some restricted h/h x 11' 11" widest, some restricted h/h (3.53m widest, some restricted h/h x 3.63m widest, some restricted h/h)

Bedroom Five

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