



Neville Street, Cardiff CF11 6LP

welcome to Neville Street, Cardiff

- Spacious Accommodation
- Elegant Period Features
- Versatile Living Spaces
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- Modern Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of
£480,000

Entrance Hall

Via front door with original style staircase, balustrade and handrail to first floor, doors to all rooms

Reception Room

27' 5" widest x 13' 5" widest (8.36m widest x 4.09m widest)
Double glazed windows to front aspect, feature fireplace, radiator, coved ceiling and ornamental ceiling rose, door to lean-to

Lean-To

Fully tiled with space for appliances and double glazed door to rear garden

Reception Room Two

12' 4" widest x 19' 3" widest (3.76m widest x 5.87m widest)
Double glazed window to side aspect, radiator, doors to basement and kitchen

Kitchen

12' 1" widest x 9' 2" widest (3.68m widest x 2.79m widest)
Range of wall and base units, work surfaces, sink and drainer, oven and gas hob, space for appliances, double glazed windows to rear and side aspect, double glazed door to rear garden

Basement

22' 3" widest x 5' 11" widest (6.78m widest x 1.80m widest)
Useful storage area with extractor fan and lighting

First Floor Landing

Stairs from ground floor and rising to first floor, doors to all rooms

Bedroom One

17' recess x 15' 1" bay (5.18m recess x 4.60m bay)
Double glazed window to front aspect, radiator, coved ceiling

Bedroom Two

12' 3" widest x 9' 3" widest (3.73m widest x 2.82m widest)
Double glazed window to rear aspect, radiator, coved ceiling

Bedroom Three

11' 9" x 11' 7" recess (3.58m x 3.53m recess)
Double glazed window to rear aspect, radiator, coved ceiling

Study/prayer Room

9' 2" x 5' 4" (2.79m x 1.63m)
Double glazed window to side aspect, radiator

Bathroom

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Double glazed window to side aspect, cupboard housing gas combination boiler

Second Floor Landing

Double glazed skylight, access to loft, built in storage cupboard



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Property Ref:
CTN108024 - 0013

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allen & harris



029 2022 2344



canton@allenandharris.co.uk



183 Cowbridge Road East, CARDIFF, South Glamorgan, CF11 9AJ



allenandharris.co.uk