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**MR HOMES**  
SALES & LETTINGS



Fitzhamon Embankment,  
Riverside, Cardiff  
CF11 6AN

Guide Price £525,000  
Freehold



# Fitzhamon Embankment, Riverside, Cardiff. CF11 6AN.

- 4 STOREYS PROPERTY
- INVESTMENT OPPORTUNITY
- 7/10 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- DOUBLE BAY FRONTED
- GARAGE (24ft x 19ft)
- WATER VIEWS RIVER TAFF
- OVERLOOKS PRINCIPALITY STADIUM
- FREEHOLD



## \*\*\* INVESTMENT OPPORTUNITY INVESTORS/BUILDERS

\*\*\* 4 STOREYS \* 7/10 BEDROOMS \* 3/6 RECEPTIONS \* 3 BATHROOMS  
\* 24ft LARGE GARAGE - OVERLOOKS THE RIVER TAFF & THE  
PRINCIPALITY STADIUM  
FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this Large Terraced Property, comprising in brief; BASEMENT: - 3x Rooms, Store/Meter Room, with a Hallway & Staircase leading up to the GROUND FLOOR: - Entrance Hallway, Living Room 1, Reception Room 2, Kitchen/Diner, Utility Room, Family Bathroom. FIRST FLOOR: - - Split-Level Landing, Bedrooms 3, 4, 5, 9, 2nd Family Bathroom & Separate W.c. SECOND FLOOR: - - Bedrooms 6, 7, 8 & a /Potential Shower Room, Loft Space with Reduced Headroom. The Front Terrace is Enclosed. The Rear Garden is 55ft Long Max and 19ft Wide and leads to the Large Garage. The 23' 9" x 19' 1" (7.23m x 5.81m) Garage is accessed via a Lane off Plantagenet Street. The Property benefits from Plastered & Insulated Walls & Plastered Ceilings Throughout - uPVC Double Glazing Windows, Gas Central Heating powered by a Worcester Bosch Combi-Boiler.

**EARLY VIEWING IS HIGHLY RECOMMENDED.**

**EPC Rating = E. Council Tax Band = F.**

**Mains Electricity, Water & Sewage Connected to Mains Drains.  
Broadband & Mobile Signal Coverage.**

**\*\*Prime Location: \*\*** the property offers easy access to a number of local amenities, schools, parks and excellent transport links  
Early Viewing Highly Recommended Contact Us On: 02920 204 555  
option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**



### Front Terrace - Enclosed

Overlooks The Principality Stadium & The River Taff.

### Basement - Hallway - 18' 9" x 5' 7" (5.71m x 1.70m)

Tiled Flooring, Radiator, Understair Storage Area, Doors to All Basement Rooms.

### Basement - Store/Meter Room - 9' 1" x 4' 0" (2.77m x 1.22m)

Tiled Flooring, Houses Electricity Meters.

### Basement - Room 10 - 16' 1" max into hatch x 14' 0" (4.90m x 4.26m)

Tiled Flooring - Radiator - Hatch to Street

### Basement - Room 11 - 14' 10" x 12' 4" (4.52m x 3.76m)

Tiled Flooring - Radiator - uPVC D/g Window - Door to Rear Garden.

### Basement - Room 12 - 18' 9" x 10' 5" (5.71m x 3.17m)

Laminate Flooring - Radiator - uPVC D/g Window - Door to Rear Garden.

### External Porch - 4' 2" x 2' 2" (1.27m x 0.66m)

### Ground Floor - Entrance Hallway - 15' 3" x 4' 2" (4.64m x 1.27m)

Laminate Flooring, Radiator, Wall Mounted Ele RCD Consumer Units x 3.

### Ground Floor - Living Room 1 - 16' 0" x 14' 9" (4.87m x 4.49m)

Laminate Flooring, uPVC D/g Bay Window to Front, Radiator.

### Ground Floor - Reception Room 2 - 14' 10" x 12' 4" (4.52m x 3.76m)

Fitted Carpet - uPVC D/g Window to Rear, Radiator.

### Ground Floor - Kitchen/Diner - 13' 9" x 11' 0" (4.19m x 3.35m)

Non-Slip Flooring, Wall & Base Units, Work Surfaces Over, Tiles Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, 2x uPVC D/g Windows to Side, Space for Gas/Electric Cooker, Plumbed for Washing Machine, Space for Tall Fridge-Freezer. Door to Utility Room.

### Ground Floor - Bathroom - 3-Piece White Suite - 7' 7" x 5' 0" (2.31m x 1.52m)

### First Floor - Split-Level Landing

Door to Large Storage Loft Space with Sloping Roof.

### First Floor - Bedroom 4 with Bay Window to Front - 16' 4" x 10' 7" (4.97m x 3.22m)

Fitted Carpet, Radiator, uPVC D/g Window to Front.

### First Floor - Bedroom 3 to Rear - 14' 8" x 12' 10" (4.47m x 3.91m)

Fitted Carpet, uPVC D/g Window to Rear,

### First Floor - Bedroom 9 to Rear - 10' 10" x 10' 9" (3.30m x 3.27m)

Laminate Flooring, uPVC D/g Window to Rear, Radiator.

### First Floor - Bedroom 5 to Front - 10' 0" x 8' 4" (3.05m x 2.54m)

### First Floor - 2nd Bathroom - 3-Piece White Suite - 7' 9" x 4' 9" (2.36m x 1.45m)

### First Floor - W.c - 7' 9" x 2' 7" (2.36m x 0.79m)

W.c & Wash Hand Basin

### Second Floor Landing

Fitted Carpet, Radiator, Doors to Bedrooms 6,7,8 & Room to be used as a shower room.

### Loft Space/Storage - Reduced Headroom - 19' 3" x 9' 5" (5.86m x 2.87m)

### Second Floor - Bedroom 6 to Rear - 14' 10" x 7' 7" (4.52m x 2.31m)

Fitted Carpet, uPVC D/g Window to Front, Radiator.

### Second Floor - Bedroom 7 to Front - 13' 6" x 9' 3" (4.11m x 2.82m)

Fitted carpet, uPVC D/g Window to Front, Radiator.

### Second Floor - Bedroom 8 to Front - 10' 2" x 9' 7" (3.10m x 2.92m)

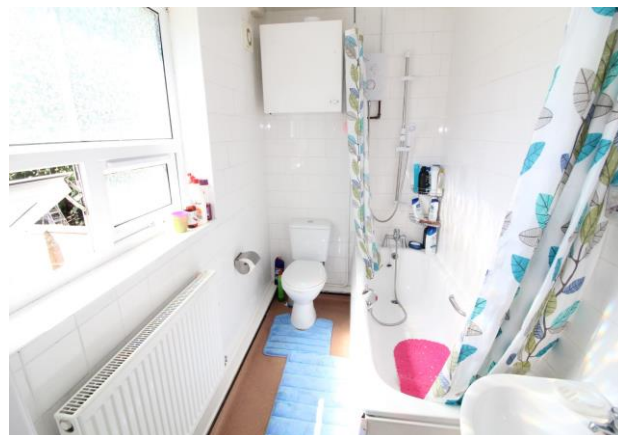
Fitted Carpet, uPVC D/g Window to Front, Radiator.

### Dressing Room or Potential Bath/Shower Room - 11' 1" x 4' 9" (3.38m x 1.45m)

Fitted Carpet, Towel/Ladder Radiator, Shower Pulley Cord.

### Garage - 23' 9" x 19' 1" (7.23m x 5.81m)

### Rear Garden - Large & Enclosed





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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