

02920 204 555

Homes House, Suite 9 & 10

253 Cowbridge Road West

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Neville Street
Riverside, Cardiff
CF11 6LR

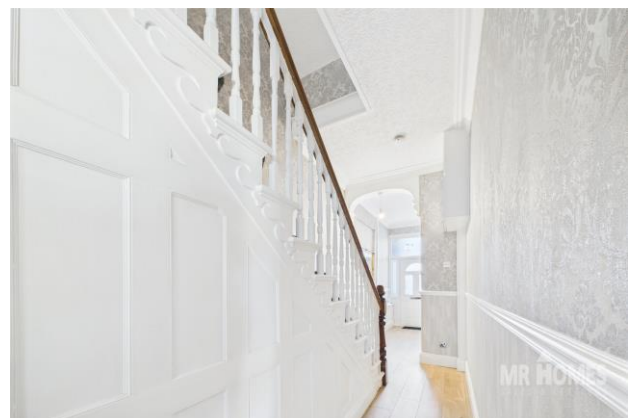
Offers In Excess of £430,000
Freehold

Neville Street, Riverside, Cardiff, CF11 6LR

- NO CHAIN
- SUBSTANTIAL FAMILY HOME
- 5 DOUBLE BEDROOMS
- 2 GENEROUS RECEPTION ROOMS
- DOWNSTAIRS WETROOM
- FAMILY BATHROOM & SEPARATE WC
- MODERN FITTED KITCHEN
- GARAGE WITH LANE ACCESS
- uPVC DG & GAS CENTRAL HEATING
- FREEHOLD



*** PROPERTY BEING SOLD VIA MODERN METHOD OF AUCTION:
PLEASE REFER TO LEGAL PACK. STARTING PRICE £450,000 ***



Outside Front

Front yard laid to paving slabs; enclosed via low brick wall with capping bricks and metal railings; accessed via metal gate

Entrance Hall

24' 0" x 5' 10" MAX (7.31m x 1.78m)

Accessed via composite front door with obscured DG vision panels and transom over with House Number; laminate wood flooring; radiator; low level cupboard housing gas meter; high level cupboard housing RCD Construction Unit and electricity meter; access to Front and Rear Reception Rooms; staircase rises to other floors

Front Reception Room

28' 4" INTO BAY x 12' 0" MIN (8.63m x 3.65m)

Accessed via timber double doors with obscured glazed panels; carpeted; 2x radiators; Cornicing to ceiling and decorative ceiling roses; bay window to front with uPVC DG



Downstairs Wet Room

9' 8" x 4' 8" (2.94m x 1.42m)

Accessed via double timber doors with obscured glazed panels; tiled flooring; pedestal Wash hand basin with stainless steel mixer tap; WC; taps; mains powered shower; extractor fan; solid uPVC door provides access to rear garden

Rear Reception Room

24' 4" x 11' 0" MIN (7.41m x 3.35m)

Laminate flooring; under stairs cupboard; radiator; access to Kitchen

Kitchen

10' 6" x 11' 0" (3.20m x 3.35m)

Tiled flooring; matching wall and base units with worktops over and matching splash backs; stainless steel double sinks with draining board and mixer tap; space and plumbing for washing machine; integrated Lamona 5-ring gas hob and extractor hood over; integrated Lamona electric fan-assisted oven and separate grill; space for free-standing fridge/freezer



First Floor Landing

Carpeted; radiator; access to 3 bedrooms; bathroom; separate WC; access hatch to loft

Upstairs WC

3' 6" x 4' 6" (1.07m x 1.37m)

Tiled flooring; partly tiled walls; WC; sink with mixer tap; uPVC obscured DG window to side

Bathroom

11' 5" x 7' 8" (3.48m x 2.34m)

Tiled flooring; fully tiled walls; corner bath; shower unit with mains powered shower; vanity unit with storage and integrated sink with mixer tap; cupboard housing Worcester Combi boiler; ladder-style radiator; extractor fan; uPVC obscured DG window to side



Bedroom 3

9' 8" x 11' 0" (2.94m x 3.35m)

Laminate wood flooring; radiator; uPVC DG window to rear

Bedroom 2

12' 8" x 12' 2" (3.86m x 3.71m)

Carpeted; radiator; uPVC DG window to rear

Bedroom 1

12' 2" PLUS BAY x 18' 2" (3.71m x 5.53m)

Laminate wood flooring; radiator; uPVC DG window to front

Second Floor Landing

Carpeted; radiator; access to 3 bedrooms; bathroom; separate WC; access hatch to loft wood flooring; radiator; bay window and separate window to side uPVC DG

Bedroom 4

12' 10" x 11' 10" (3.91m x 3.60m)

Laminate wood flooring; radiator; uPVC DG window to rear

Bedroom 5

12' 2" x 18' 2" (3.71m x 5.53m)

Laminate wood flooring; radiator; uPVC DG window to front

Garage

24' 7" x 18' 11" (7.49m x 5.76m)

Concrete flooring; roller shutter door with pedestrian pass door to rear lane access

Outside WC 3' 3" x 3' 7" (0.99m x 1.09m)



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.



Approximate total area: 2498 ft² / 232 m²
 Reduced headroom: 10 ft² / 0.9 m²
 Reduced headroom: - - - - - Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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