



Neville Street

Cardiff | CF11 6LS

NEVILLE STREET

Guide Price £425,000

A substantial, three-storey, bay-fronted, Victorian house located on Neville Street, Riverside.

This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five large bedrooms, there is ample space for everyone to have their own retreat within this lovely home. The two bathrooms in this house provide convenience and comfort for the whole household, ensuring that busy mornings run smoothly.

Located on the fringe of the City Centre, this property offers the best of city living with easy access to the many amenities in the Capital City Centre, with excellent transport links by Road and Rail.

The accommodation includes an entrance hall, living room, sitting room, dining room, kitchen, shower room and an enclosed rear garden. The first floor hosts three bedrooms, a family bathroom, a cloakroom and a laundry room. There are an additional two large bedrooms to the second floor.

Residents' parking is available to the front of the house

Please call our Hern and Crabtree Pontcanna office for me more information.



Front
Front courtyard garden. Low rise brick wall with wrought iron railings and gate.

Porch
Enter via a double glazed PVC door to the front elevation with window over and to the side. Tiled sidings. Door leading to:

Entrance Hall
Wooden laminate flooring. Stairs rising up to the first floor. Understairs storage. Radiator. Dado rail.

Living Room
15'8" max x 12'5" max
Double glazed bay window to the front elevation. Wooden laminate flooring. Radiator. Picture rail. Gas fire.

Sitting Room
13'1" max x 10'7" max
Double glazed PVC door to the rear elevation with window over and to the side. Feature period fireplace. Wooden laminate flooring. Radiator. Picture rail. Fitted storage cupboard.

Dining Room
11'1" max x 15'3" max
Double glazed window to the side elevation. Wooden laminate flooring. Radiator. Gas fire.

Kitchen
10'11" max x 11'9" max
Double glazed window to the side elevation. Double glazed PVC door leading to the garden. Wall and base units with worktops over. Space for washing machine. Space for gas cooker with tiled splashback and cooker hood over. Stainless steel one bowl sink and drainer with mixer tap. Space for fridge freezer. Tiled flooring.

Shower Room
4'5" max x 9'8" max
Double glazed obscure window to the rear elevation. W/C and wash hand basin. Plumbed shower. Vanity cupboard. Extractor fan. The wet room has been modified for disabled use. Tiled flooring. Tiled walls.

Landing
Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Stairs rising up to the second floor. Two radiators. Rear loft access hatch. Dado rail.

Bedroom One
16'9" max x 15'8" max
Double glazed bay and a half windows to the front elevation. Coved ceiling. Wall lighting. Radiator.

Bedroom Two
13'1" max x 10'5" max
Double glazed window to the rear elevation. Radiator.

Bedroom Three
11'8" max x 10'7" max
Double glazed window to the rear elevation. Radiator. Fitted wardrobe.

Bathroom
7'11" max x 5'7" max
Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with plumbed shower over. Radiator. Tile effect vinyl flooring. Tiled walls.

Cloakroom
Double glazed obscure window to the side elevation. W/C. Tile effect vinyl flooring. Tiled walls.

Office/Laundry Room
7'11" max x 7'10" max
Double glazed window to the side elevation. Gas boiler.

Second Floor Landing
Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Dog leg staircase. Double glazed window to the rear elevation. Loft access hatch.

Bedroom Four
16'7" max x 12'4" max
Double glazed window and a half to the front elevation. Radiator.

Bedroom Five
13'8" max x 9'6" max
Double glazed window to the rear elevation. Radiator. Feature cast iron fireplace.

Garden
Enclosed rear garden. Concrete laid patio. Pedestrian gate offering rear lane access. Purpose built storage shed. Small side return. Outside cold water tap.

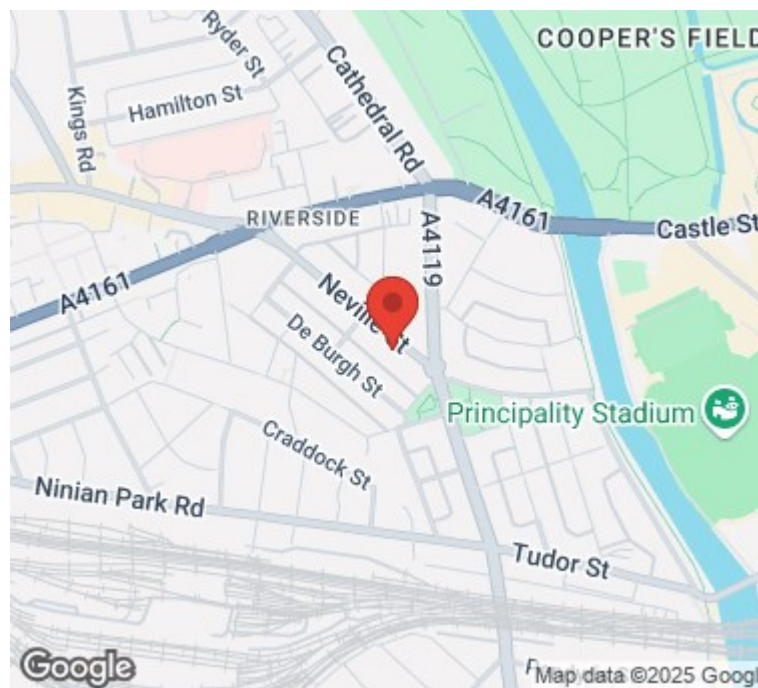
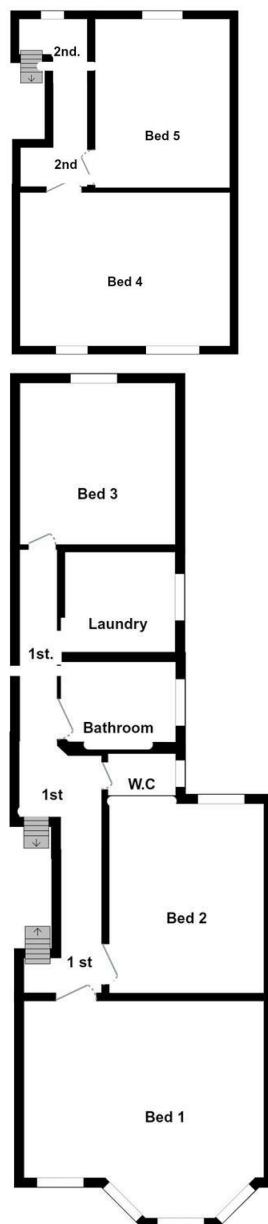
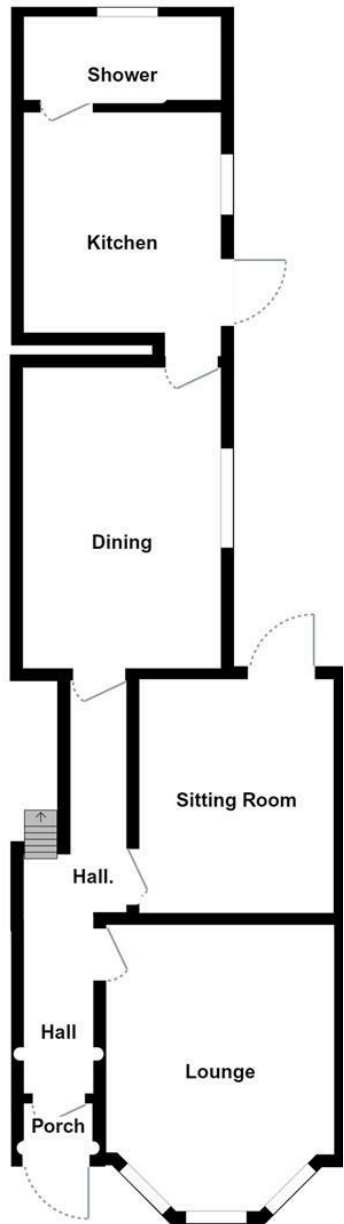
Additional Information
Freehold. Council Tax Band F (Cardiff). EPC rating D.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Call Hern & Crabtree to arrange a viewing on 02920 228135



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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