



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**

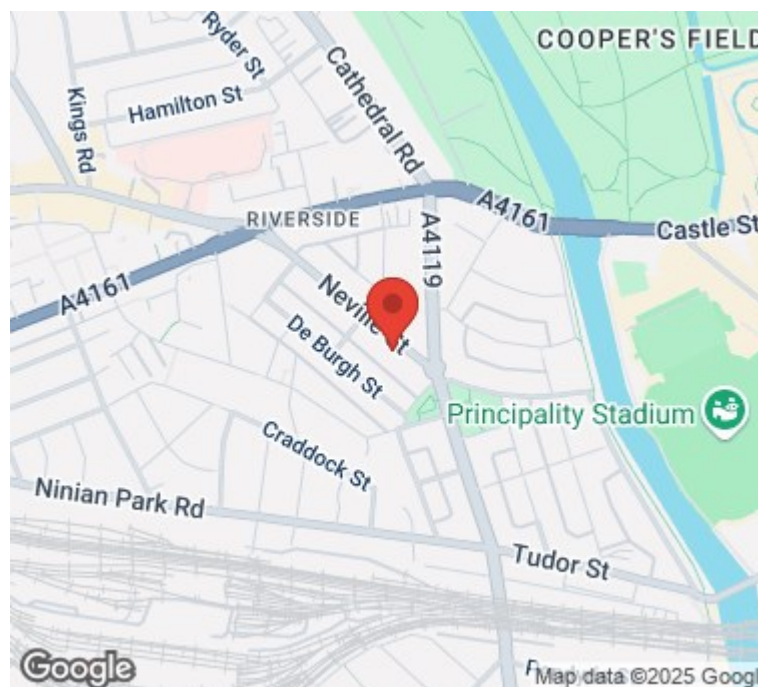
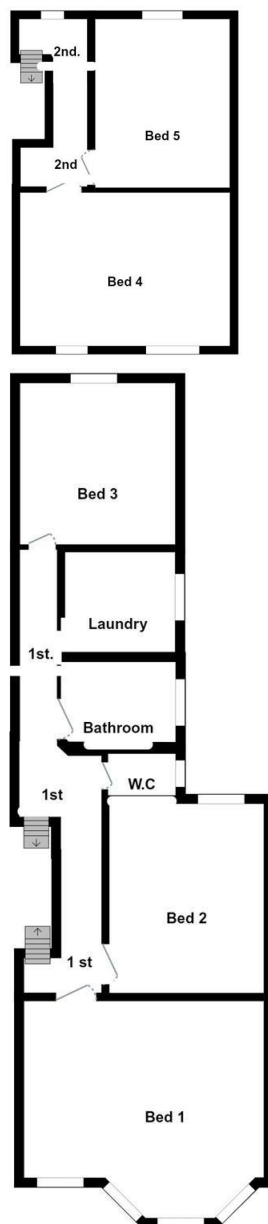
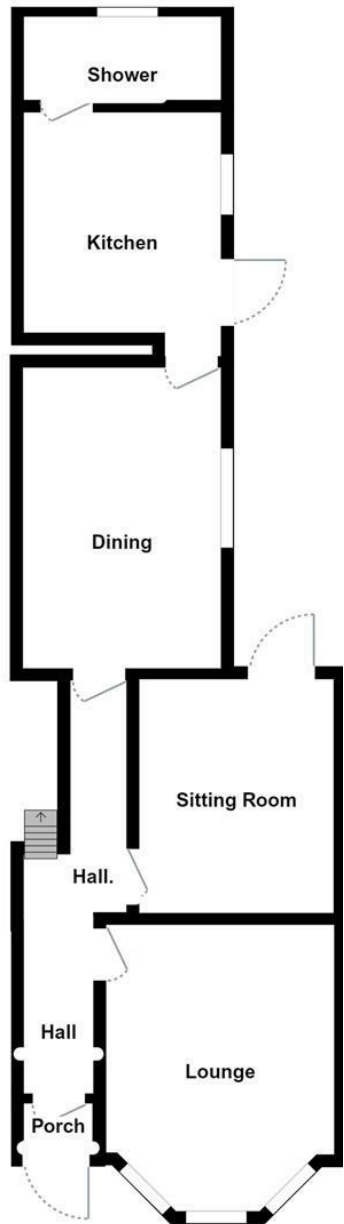
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Call Hern & Crabtree to arrange a viewing on 02920 228135





#### Energy Efficiency Rating

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



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**Hern & Crabtree**

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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.