

Green Street

RIVERSIDE, CF11 6LN

OFFERS IN THE REGION OF £330,000

Hern &
Crabtree



Green Street

A beautifully presented, traditional three bedroom property situated in an incredibly popular area of Cardiff, being close to the city centre of Cardiff, a plethora of attractions and amenities and offering easy access to transport links.

This charming home is both light and spacious throughout and boasts features including: a stylish modern open plan kitchen/ breakfast room, an open plan living room with dining area and a ground floor cloakroom & conservatory complete the ground floor accommodation. Upstairs are three double bedrooms and a modernised family bathroom.

The rear garden is enclosed and offers a great area for entertaining or relaxing.

To arrange your viewing on this lovely property, please contact Hern & Crabtree



sq ft

Entrance Porch

Wood panelled front door the porch. Coving to the ceiling. Glass panelled internal door to the hall.

Reception Hall

Traditional wooden floorboards. Radiator. Ornate traditional corncicing. Coving to the ceiling. Staircase rising to the first floor with newel posts and spindles with understairs recess. Door to the open plan lounge and door to the kitchen.

Living room

11'3" x 13'1" max

A well presented open plan lounge/ living room. Double glazed window to the front elevation. Radiator. Wooden floorboards. Papered ceiling. Coving to the ceiling. Feature chimney breast with tiled hearth. Alcoves to the side of the chimney breast with shelving. Cupboard housing gas meter. Squared off arch to:

Dining area

10'10" x 12'3"

Double glazed window to the rear elevation. Radiator. Continuation of wooden floor boards. Coving to the ceiling. Door to the Hallway.

Kitchen / Breakfast Room

16'5" x 11'7"

A contemporary style open plan kitchen/ diner. Well designed with a wide range of matching wall and base units with cupboards and drawers offering ample storage facilities with butchers block style work tops over. Breakfast bar style unit with space for stools. Built in eye level electric oven and microwaves oven. Integrated electric hob with chimney style extractor fan above. Space for fridge freezer. Larder style cupboard. One and a half bowl stainless steel sink drainer unit with mixer tap. Integrated dishwasher. Space for washing machine. Feature wood laminate flooring. Walls are part tiled. Smooth plastered ceiling. Spotlights to the ceiling. Contemporary style vertical radiator. Double glazed window and door to the side elevation giving access to the garden. Double opening glass panelled doors to:

Conservatory

8'3" x 7'7"

A lovely room, ideal for dining table and chairs, family room or office space for those working from home - with double opening double glazed french doors to the rear elevation giving access to the enclosed garden. Wood effect laminate flooring. Double glazed window to the side elevation. Door to:

Cloak Room

A useful ground floor cloakroom. Close coupled WC. Small double glazed window to the rear elevation. Tiled flooring.

Landing

A split level landing. Access to the loft space. Doors to bedrooms and bathroom.

Bedroom One

14'9" x 12'1"

A good size master bedroom. Two double glazed windows to the front elevation. Smooth plastered ceiling. Coving to the ceiling. Built in wardrobes with cupboards above providing storage facilities. Radiator. Feature fire surround. Further fitted wardrobes providing additional storage with cupboards above and shelving unit.

Bedroom Two

12'3" x 10'11"

Double glazed window to the rear elevation. Radiator. Coving to the ceiling.

Bedroom Three

12'8" x 7'6" max

A third double bedroom. Double glazed window to the rear elevation. Radiator. Smooth plastered ceiling.

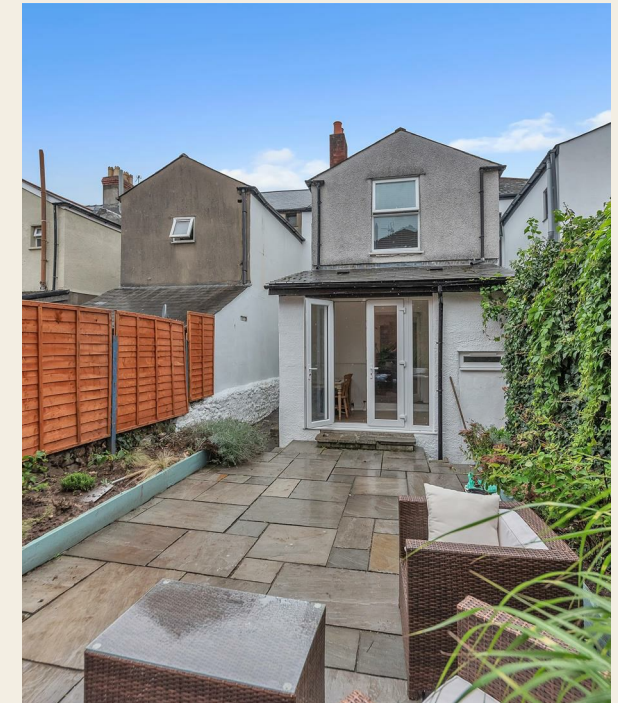
Bathroom

8'8" x 7'9"

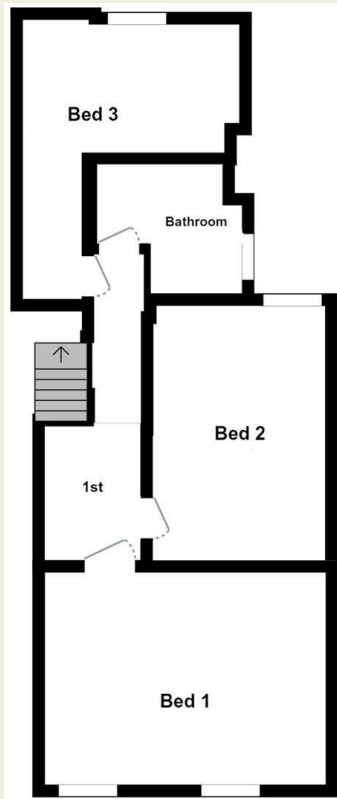
A three piece suite in white comprising: panelled bath with rain water shower over, close coupled WC and pedestal wash hand basin. Smooth plastered ceiling. Spotlights to the ceiling. Double glazed window to the side elevation. Feature flooring. Victorian style radiator.

Outside Rear

The rear garden is enclosed by timber fencing and hedging. Mainly paved with raised flower beds to the sides.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		70
(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	

