



Ninian Park Road, offers over £250,000

- Council Tax Band - D
- Three Bedrooms
- Two Reception Rooms
- NO CHAIN
- Close to Local Amenities
- EPC Rating: C



 3  1  3



About the property

Located in the sought after neighbourhood of Riverside is this three bedroom md-terrace property being sold with NO CHAIN! Situated close to all local amenities such as schools, shops, transport links and Cardiff's City Centre, this property is within perfect walking distance to Ninian Park Train Station, Cardiff Central Train Station, Cowbridge Road East and Capital Retail Park! Internally the property comprises entrance hall, living room, 2nd reception room, downstairs wc, dining area and kitchen. To the first floor are three bedrooms and bathroom. To the rear of the property is an enclosed low maintenance garden. The property further benefits from a basement. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hallway

Living Room

12' 2" max plus bay x 11' 4" max (3.71m max plus bay x 3.45m max)

Fitted carpet. uPVC bay window.

Second Reception Room

11' 1" x 9' 9" (3.38m x 2.97m)

Laminate flooring.

Downstairs Wc

Fitted with a two piece suite comprising wc and wash hand basin. Tiles.



Dining Room

12' 6" x 9' 10" (3.81m x 3.00m)

Laminate flooring.

Kitchen

12' 9" x 9' 3" (3.89m x 2.82m)

Sufficient worktop space, sink fitted, Laminate counter tops, gas hobs, Tiled flooring with triple window into back garden, built in cooker.

Landing

Master Bedroom

16' 1" x 11' 3" (4.90m x 3.43m)

Fitted carpet. uPVC window.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Fitted carpet.

Bedroom Three

14' 9" x 7' 2" (4.50m x 2.18m)

Fitted carpet.

Bathroom

Fitted with three piece suite comprising bath with shower over, wc and wash hand basin,

Basement

23' 4" x 5' 7" (7.11m x 1.70m)

Electric mains, Gas mains with room for storage units

Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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