



## Ninian Park Road, £260,000

- NO CHAIN PROPERTY
- Three Good Sized Bedrooms
- Three Reception Rooms
- Sought After Location
- Walking Distance to Cardiff City Centre
- EPC Rating: C



 4  1  2



## About the property

Situated in the popular area of Riverside within Cardiff is this three bedroom mid-terrace property being sold with NO ONGOING CHAIN! Just walking distance from all local amenities and attractions such as Capital Retail Park, Cowbridge Road High Street and Ninian Park Train Station, this property is located perfectly to Cardiff City Centre! Internally the property comprises entrance hall, lounge, dining room, third reception room and kitchen. To the first floor are three bedrooms and a family bathroom. To the rear of the property is an enclosed low maintenance garden. To the front of the property is on street permit parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Lounge

13' 5" max x 12' 8" max ( 4.09m max x 3.86m max )

### Dining Room

12' 7" x 10' 7" ( 3.84m x 3.23m )

### 3rd Reception Room

9' 10" x 10' 9" ( 3.00m x 3.28m )



### **Kitchen**

7' 9" x 10' 5" ( 2.36m x 3.17m )

### **Landing**

### **Master Bedroom**

16' x 10' 2" ( 4.88m x 3.10m )

### **Bedroom Two**

10' x 10' 8" ( 3.05m x 3.25m )

### **Bedroom Three**

14' 4" max x 7' 7" ( 4.37m max x 2.31m )

### **Bathroom**

### **Rear Garden**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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