



## Taff Embankment, offers in the region of £350,000

- Garage to Rear with Back Lane Access
- Utility Room
- Open Plan Living Space
- Views Over River Taff
- Potential to Improve
- EPC Rating: D



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## About the property

Located in the sought after area of Grangetown within Cardiff is this three bedroom mid-terrace property overlooking the River Taff. The property is just a stones throw from Cardiff City Centre and all it has to offer, as well as being within close proximity to Mermaid Quay and Cardiff Bay Retail Park. Internally the property comprises entrance hall, open plan lounge/dining room, kitchen and utility room. To the first floor are three bedrooms and main bathroom. To the rear of the property is a low maintenance garden with garage for off street parking and access via gated back lane. The property further benefits from fantastic views from Master Bedroom and Lounge of River Taff and has local paths/walks on it's doorstep. 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/Dining Room

29' 10" max into bay x 11' 3" max ( 9.09m max into bay x 3.43m max )

### Kitchen

23' max x 5' 9" max ( 7.01m max x 1.75m max )

### Utility Room

6' 9" x 5' 9" ( 2.06m x 1.75m )

### Landing



## Master Bedroom

14' 5" max into bay x 8' 3" ( 4.39m max into bay x 2.51m )

## Bedroom Two

12' 7" x 10' 8" ( 3.84m x 3.25m )

## Bedroom Three

5' 10" x 8' 5" ( 1.78m x 2.57m )

## Bathroom

## Rear Garden

## Garage



## Floorplan



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