



## Albert Street, offers over £240,000

- Three Reception Rooms
- Downstairs Shower/Wet Room
- Sought After Location
- Potential to Improve
- PERFECT First Time Buy
- EPC Rating: D



 3  2  3





## About the property

Situated in the popular area of Riverside within Cardiff is this three bedroom mid-terrace property. 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, 3rd reception room, downstairs wet room/wc and kitchen. To the first floor are three bedrooms and main 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

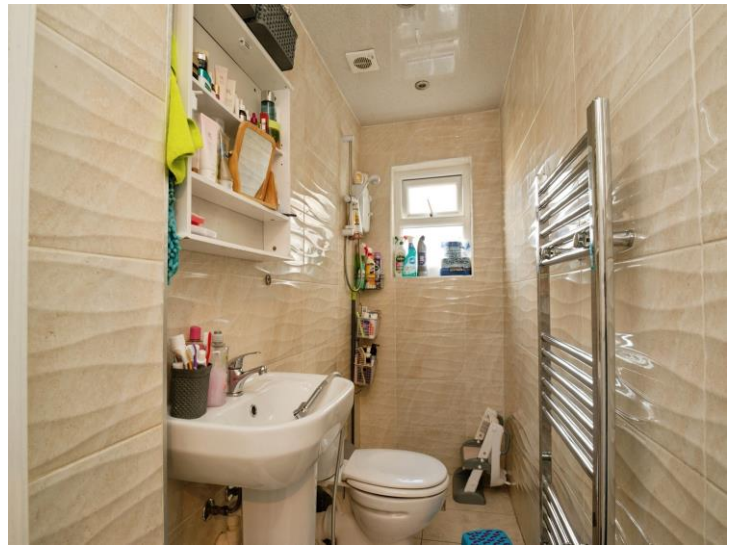
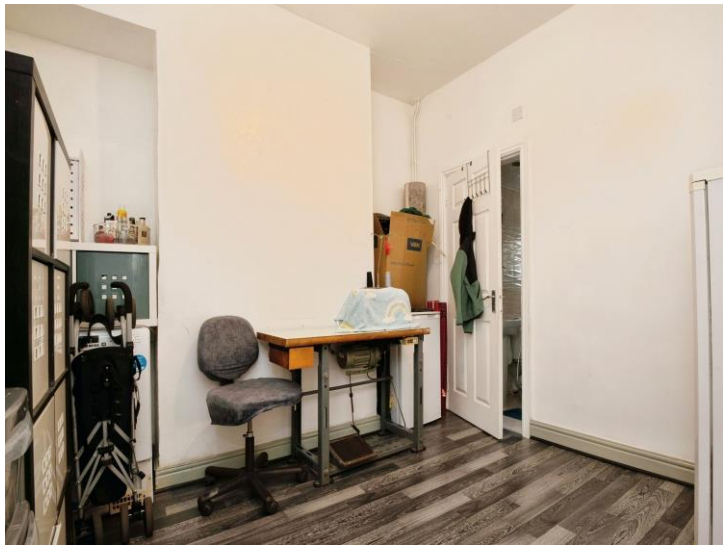
### Dining Room

3' max x 3' 2" ( 0.91m max x 0.97m )

### 3rd Reception Room

4' 1" max x 3' 1" ( 1.24m max x 0.94m )

### Downstairs Wc/Wet Room



## Kitchen

3' 3" x 3' 2" ( 0.99m x 0.97m )

## Bedroom Three

10' 3" x 10' 3" max ( 3.12m x 3.12m max )

## Landing

## Bathroom

## Master Bedroom

10' 3" x 15' 2" max ( 3.12m x 4.62m max )

## Rear Garden

## Bedroom Two

11' 7" max x 9' 6" max ( 3.53m max x 2.90m max )

## 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)

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