

Riversdale

LLANDAFF, CARDIFF, CF5 2QL

GUIDE PRICE £250,000

**Hern &
Crabtree**



Riversdale

Beautifully renovated to a high standard by the current owners, this fantastic two double bedroom mid-terrace house is ideally located in a peaceful cul-de-sac on Riversdale in Llandaff. Whether you're a first-time buyer or looking to downsize, this home offers stylish, ready-to-move-into accommodation with modern finishes throughout.

The accommodation briefly comprises: Entrance Porch, Modern Fitted Kitchen and an open plan Lounge/Diner with french doors out onto the Rear Garden to the ground floor. To the first floor are Two Double Bedrooms and a contemporary Shower Room. Externally, the property boasts a beautifully maintained rear garden ideal for relaxing or entertaining as well as a convenient off-road parking space to the front.

Riversdale is set in a prime location within walking distance to Llandaff High Street as well as Llandaff North, which both offer excellent local shops, cafés and amenities. There are good transport links to and from Cardiff City Centre via bus and rail.

Don't miss this opportunity to own a turn-key home in one of Llandaff's most sought-after spots.



569.00 sq ft

Entrance Porch

Entered via a composite front door with double obscure glazed panel, double glazed window to the front and side, wood laminate flooring.

Hall

Stairs to the first floor, wood laminate flooring.

Living Room

Double glazed patio doors to the rear, radiator, coved ceiling, laminate flooring.

Kitchen

Double glazed window to the front, wall and base units with worktop over, a ceramic sink and drainer, a four ring electric induction hob, integrated oven and grill, integrated fridge and freezer, integrated washing machine and dishwasher, coved ceiling, laminate flooring.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

Double glazed window to the rear, coved ceiling, radiator.

Bedroom Two

Double glazed windows to the front, radiator, coved ceiling, built in wardrobe.

Bathroom

Double obscure glazed window, shower, w.c and wash hand basin, heated towel rail, tiled walls, tiled floor.

Rear Garden

Enclosed by timber fencing, paved area, steps up to a gravel area, electric point, timber shed.

Front

Small lawn area, bin store, path to the front door.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is TBC

Disclaimer

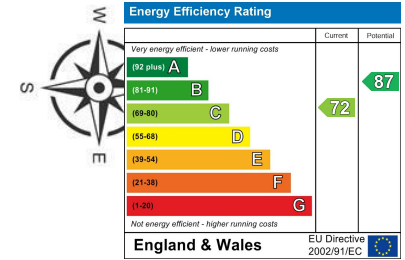
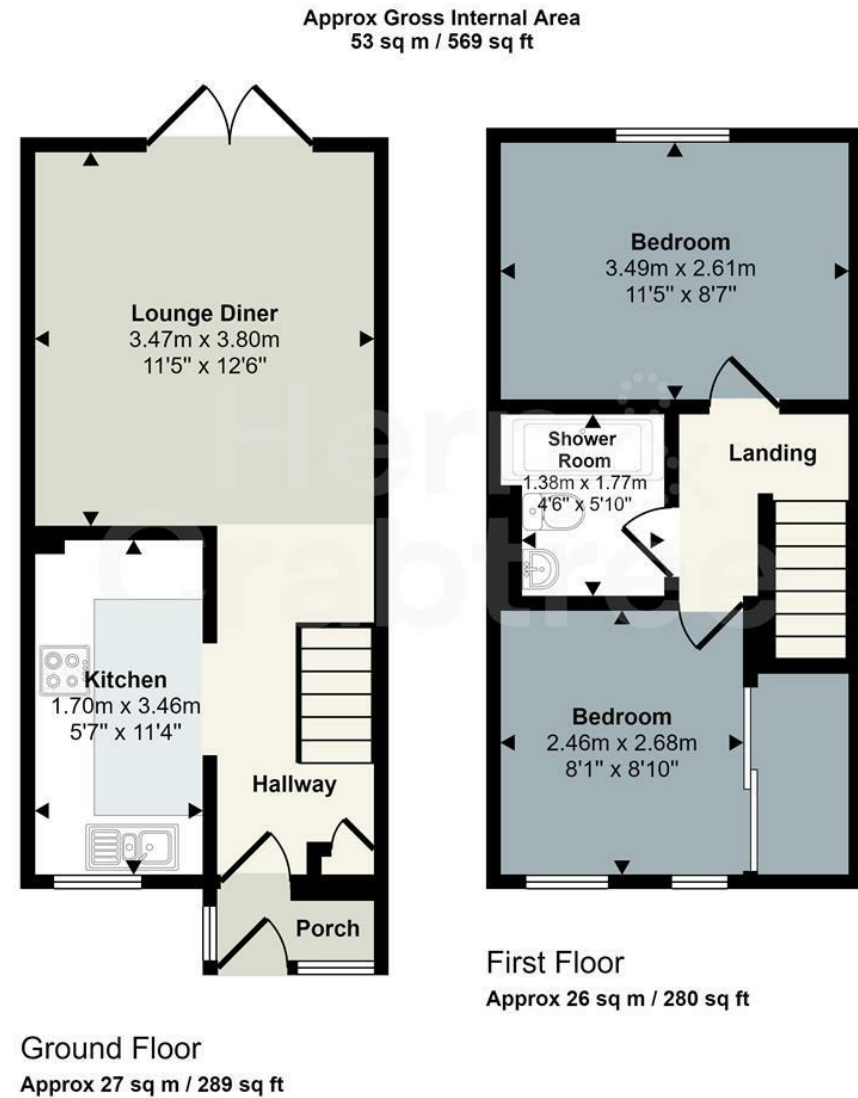
Disclaimer: Property details are provided by the seller and

not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.