

Riverside Terrace

| Lower Ely | Cardiff | CF5 5AS



RIVERSIDE TERRACE

Guide Price £245,000



freehold and the council tax band is

A wonderful three bedroom mid-terrace house perfectly positioned on this quiet street of Riverside Terrace in Lower Ely. Ready for the next occupier to move straight in, this fantastic property would make a brilliant first time buy.

Well proportioned throughout, the accommodation briefly comprises: Entrance Hall, Lounge opening up into the Dining Area and a modern fitted Kitchen to the ground floor. To the first floor are Three Good Size Bedrooms and a Family Bathroom. Furthermore, there's stairs leading to a Loft Room. The property further benefits from a generous size rear garden.

Riverside Terrace is positioned in Lower Ely and is located close to local shops and amenities as well as great public transport links to and from Cardiff City Centre. It is also in close proximity to Llandaff and Victoria Park. Internal viewings are highly recommended!

Entrance Hall

Entered via composite front door, radiator, tiled flooring, stairs to the first floor.

Dining Room

12'2 x 11'1

Double glazed window to the rear, coved ceiling, radiator, French doors to the living room and door to kitchen, laminate flooring.

Living Room

12'5 x 13'5

Double glazed bay window to the front, radiator, coved ceiling and ceiling rose, fire surround with tiled hearth.

Kitchen

9' x 17'1

Double glazed window to the side and double glazed patio doors to the rear, wall and base units with worktop over, breakfast bar, a five ring gas hob with cooker hood above and electric oven and grill, integrated

fridge, cupboard housing the combination boiler, integrated dishwasher, washing machine and tumble dryer, one and a half bowl sink and drainer, tiled floor.

First Floor Landing

Stairs rise up from the hall, storage cupboard, radiator, stairs to the second floor.

Bedroom One

15'11 x 11' max

Double glazed window to the front, radiator.

Bedroom Two

11'2 x 9'5

Double glazed window to the rear, radiator.

Bedroom Three

10'1 x 8'7 max

Double glazed window to the rear, radiator.

Bathroom

6'9 x 4'9 max

Double obscure glazed

window to the side, bath with shower over, w.c and wash hand basin, radiator.

Second Floor

Stairs rise up from the first floor landing,

Loft Room

13'9 x 13'7

Two double glazed skylight windows, eaves storage. Head height is 6'10 maximum.

Rear Garden

Paved sitting area, lawn, gravel path, garden shed, access to rear via pedestrian gate (only accessible via residents through a locked gate at either end).

Front

Low rise brick wall, paved.

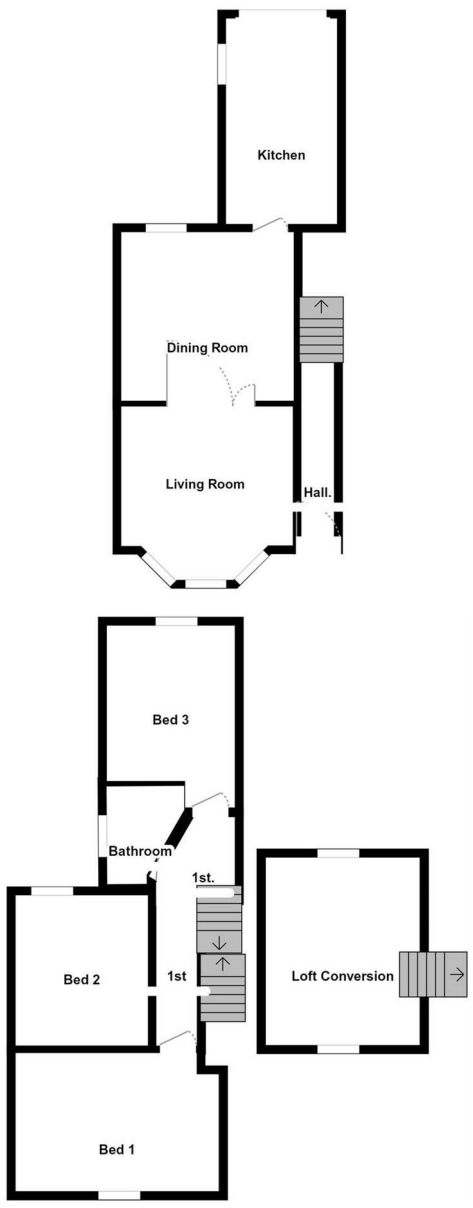
Tenure and additional information

We have been advised by the seller that the property is



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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.