

66 Albert Street, Riverside
Cardiff
CF11 6JP

Entrance Hall

Enter via a composite door with glazed inserts into this inviting hallway with doors off leading to lounge, dining room & kitchen. Radiator. Balustrade stairwell. Laminate flooring

Lounge 12'1" x 10'2"

A generous and well presented living room with window to front. Radiator. Quality tiled floor running through to



Dining Room 10'5" x 10'1"

A most decent sized second living room. Radiator,



Kitchen Breakfast Room 14'1" x 12'5"

A spacious kitchen dining area spread over two areas divided by a breakfast bar. Large selection of White gloss wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap. Integrated

stainless steel gas hob, electric double oven & extractor canopy. Window to side. Tiled splashbacks. Tiled floor. Glazed door leading to



Rear Porch

With doors off leading to utility room & bathroom W.C. 1/2 Glazed Upvc door to rear garden

Utility Room

With plumbing for washing machine. Worktop space. Tiled & glazed shower cubicle with mains fed shower. Radiator. Vinyl floor



Bathroom W.C. 9'2" x 6'5"

A large bathroom with white coloured suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment.. Tiled splashbacks. Radiator. Windows to side & rear. Vinyl floor



First Floor Landing

With doors off leading to three bedrooms & W.C. Radiator. Loft space with partially boarded attic and 'Velux' type window

Bedroom One 15'5" x 10'4"

A large double bedroom with two windows to front. Radiator



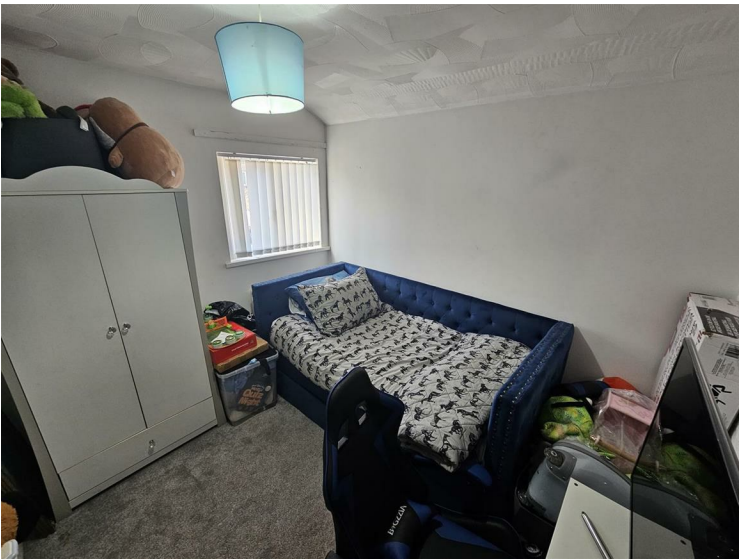
Bedroom Two 11'4" x 10'3"

Good sized double bedroom. Window to rear. Radiator



Bedroom Three 9'7" x 9'3"

Third double bedroom. Window to rear. Radiator



W.C.

Partially tiled. Low level W.C. Window

Rear Garden

'L' shaped garden based in rick blocks and artificial lawn, enclosed by walls. Gate leading to stable yard

Store Room

Situated to the side of property being this large store facility. Roller style doors. Pedestrian door leading to rear garden

Stables

A good sized stable yard that is entered via metal doors from rear lane. There are two horse stables, three kennels & a storage room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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66 Albert Street, Riverside, Cardiff, CF11 6JP



Close To The City Centre & Facilities Of Nearby Canton Can Be Found A Quite Unusual Purchase Offered By This Extended & Improved Traditional Built End Of Terrace Hose With Garage Sized Storeroom To Side And STABLES To Rear. Excellent Sized Family Accommodation Briefly Comprising Of Entrance Hall, Lounge, Dining Roo., Large Fitted Kitchen Breakfast Room, Utility Room With Shower Cubicle, Ground Floor Bathroom W.C. Three Bedrooms & W.C. Nice Condition Throughout. Gas Central Heating. Upvc Windows & Doors. Rear Garden Leading To Stable Yard With Outbuildings Comprising Of Two Horse Stables, Three Kennels & Storage Room. Well Worth Viewing

£294,950 Freehold