

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



RIVERSDALE  
LLANDAFF



# RIVERSDALE



LLANDAFF, CF5 2QL - £290,000

Welcome to this charming property located in the picturesque area of Llandaff, Cardiff. This delightful house boasts 3 bedrooms, making it an ideal home for a family or those who enjoy having extra space.

Situated close to the river, this property offers a tranquil and scenic setting, perfect for those who appreciate the calming presence of water. The close proximity to amenities ensures that daily errands are convenient and easily accessible, adding to the appeal of this lovely home.

For those who rely on public transport, the property's proximity to train links is a definite advantage, providing easy connections to other parts of Cardiff and beyond. Additionally, the presence of a car port offers convenient parking solutions, ensuring that your vehicles are safe and protected from the elements.

Don't miss out on the opportunity to make this charming house in Riversdale your new home. Book a viewing today and discover the potential and comfort that this property has to offer.

 3 bedroom(s)  1 bathroom(s)  695.00 sq ft

## ENTRANCE FOYER

**LIVING ROOM**  
4.29m x 4.17m (14'1" x 13'8")

**DINING AREA**  
3.30m x 2.21m (10'10" x 7'3")

**KITCHEN**  
3.20m x 1.88m (10'6" x 6'2")

## LANDING

**BEDROOM**  
4.17m x 2.57m (13'8" x 8'5")

**BEDROOM**  
2.90m x 2.29m (9'6" x 7'6")

**BEDROOM**  
2.39m x 2.01m (7'10" x 6'7")

**BATHROOM**  
2.29m x 1.98m (7'6" x 6'6")

**EPC**  
Rated D

**COUNCIL TAX**  
Band D

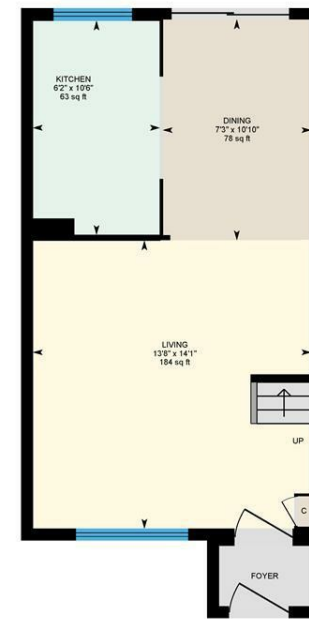
**TENURE**  
We have been advised by our seller that the property is Freehold. Your legal representative should confirm this.



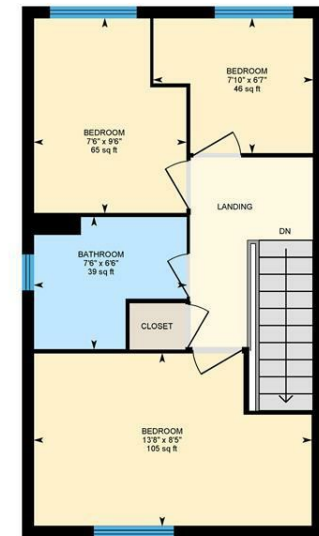
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Riversdale, Llandaff, CRF

Main Building: Total Interior Area 695.26 sq ft



Ground Floor



1st Floor

0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.