



## River View Court, £480,000

- FOUR BEDROOM DETACHED TOWNHOUSE
- CONSERVATORY WITH VIEWS OVER THE RIVER
- UTILITY ROOM AND TWO BATHROOMS
- ALLOCATED PARKING
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- EPC Rating: C



 4  2  1



## About the property

FOUR BEDROOM DETACHED TOWN HOUSE - CONSERVATORY WITH RIVER VIEWS - TWO BATHROOMS PLUS UTILITY ROOM

This four bedroom family home is set over multiple stories, has beautiful views across the River Taff and offers plenty space for a growing family. The property comprises of an entrance hall/study, utility room and a shower room to the ground floor. Upstairs you will find a kitchen/diner and a spacious lounge with doors leading onto a conservatory offering a great open plan family space or the perfect spot to unwind and soak in the scenery. The second floor offers four bedrooms and a family bathroom. Furthermore there is allocated parking to the front of the property and a private enclosed rear garden set over multiple levels.

Situated close to both primary and secondary schools, a popular local park and in walking distance to amenities such as shops and restaurants. There are public transport links close by and there is easy access to both the M4 and the A470 for commuting.



## Accommodation

### Hall/Study

14' 5" x 8' 7" ( 4.39m x 2.62m )

### Utility Room

9' 6" x 8' 6" ( 2.90m x 2.59m )

### Shower Room

### Kitchen/Diner

17' 9" x 11' 5" ( 5.41m x 3.48m )

### Lounge

19' 8" x 14' 8" ( 5.99m x 4.47m )

### Conservatory

18' 1" x 8' 10" ( 5.51m x 2.69m )

### Bedroom One

13' 9" x 9' 11" ( 4.19m x 3.02m )

### Bedroom Two

12' 5" x 9' 10" ( 3.78m x 3.00m )

### Bedroom Three

13' 9" x 7' 11" ( 4.19m x 2.41m )

### Bedroom Four

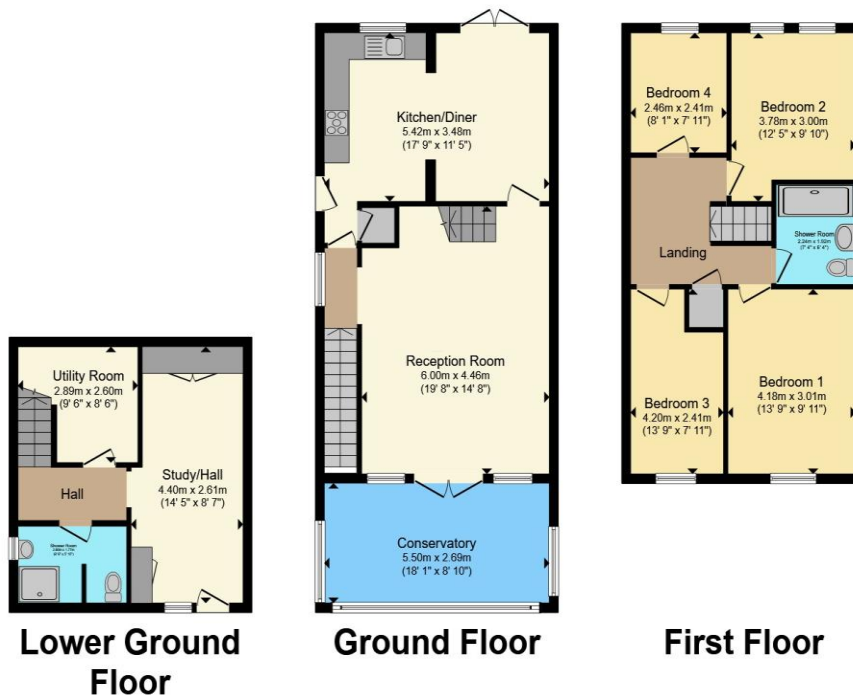
8' 1" x 7' 11" ( 2.46m x 2.41m )

### Bathroom

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## Floorplan



Total floor area 153.9 m<sup>2</sup> (1,656 sq.ft.) approx

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