



Ninian Park Road, Cardiff CF11 6JE

welcome to

Ninian Park Road, Cardiff

- Three Bedroom Terraced Home
- Sought-After Ninian Park Road
- Loft Conversion Providing Additional Space
- Two Spacious Reception Rooms
- Bay-Fronted Living Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£260,000

Hall

Entered via a traditional wooden door, the welcoming hallway provides access to the principal reception rooms, with stairs rising to the first floor.

Lounge

12' 1" x 10' 5" (3.68m x 3.17m)
A spacious bay-fronted reception room benefiting from a double glazed window to the front aspect, high ceilings and built-in storage, creating a bright and comfortable living space.

Dining Room

13' 3" x 11' 7" (4.04m x 3.53m)
A generous second reception room with a double glazed window overlooking the rear garden, fitted shelving, access to the understairs storage and ample space for family dining and entertaining.

Kitchen

8' 7" x 7' 11" (2.62m x 2.41m)
Fitted with a range of wall and base units, offering extensive worktop and cupboard space. Double glazed window and door providing access to the rear garden.

Landing

Spacious first floor landing providing access to all bedrooms, family bathroom and staircase leading to the loft conversion.

Bedroom 1

11' 6" x 10' 4" (3.51m x 3.15m)
A well-proportioned double bedroom featuring a double glazed window overlooking the rear garden.

Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m)
A generous double bedroom with a double glazed window to the front aspect and ample space for bedroom furnishings.

Bedroom 3

10' 5" x 5' 11" (3.17m x 1.80m)
A generous single bedroom with a double glazed window to the front aspect, ideal as a child's room, home office or nursery.

Family Bathroom

8' 6" x 7' 11" (2.59m x 2.41m)
A spacious family bathroom comprising bath, wash hand basin and WC, with an obscure double glazed window to the side-rear.

Loft Room

15' 10" x 12' 4" (4.83m x 3.76m)
A versatile loft conversion, which appears to comply with regulations, providing excellent additional space with double glazed roof windows.



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Property Ref:

CTN110024 - 0002

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