

# Riverside Terrace

LOWER ELY, CARDIFF, CF5 5AR

GUIDE PRICE £195,000



# Riverside Terrace

No chain. Situated on Riverside Terrace in the sought-after area of Lower Ely, this deceptively spacious three-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, investors, or anyone looking to create a home tailored to their own taste. Requiring modernisation throughout, the property provides generous living accommodation and significant potential for improvement.

The accommodation comprises of an entrance hall, a spacious through lounge/dining room, a fitted kitchen, utility area, and a ground-floor bathroom. To the first floor are three well-proportioned bedrooms, offering ample space for family living.

Externally, the property benefits from a beautifully maintained and much-loved rear garden, complete with rear lane access.

Ideally positioned close to a range of local shops, schools, and everyday amenities, the property also enjoys excellent public transport connections and convenient access to Cardiff City Centre, making it a practical and attractive location for commuters.



## sq ft

### Entrance

Entered via a pvc front door, stairs to the first floor with open area beneath, radiator.

### Living Room

Double glazed window to the front, radiator, electric fireplace, meter cupboards, arch to dining room.

### Dining Room

Double glazed window to the rear, radiator, electric fire place

### Kitchen

Two double glazed windows to the side, wall and base units with worktop over, stainless steel sink and drainer, radiator.

### Utility

With worktop, storage cupboard, space and plumbing for a washing machine, pvc door to the side.

### Downstairs Bathroom

Double obscure glazed window to the rear, bath, shower cubicle, w.c and wash hand basin, radiator.

### First Floor Landing

Stairs rise up from the hall, access to loft space, built in cupboard.

### Bedroom One

Twin double glazed windows to the front, radiator, built in wardrobes.

### Bedroom Two

Double glazed window to the rear, radiator, built in cupboard and shelves.

### Bedroom Three

Double glazed window to the rear, radiator, built in airing cupboard and further storage cupboard.

### W/C

Double obscure glazed window to the side, w/c.

### Garden

Enclosed by wall and fence, paved garden, garden shed, gate to garage.

### Front

small wall, paved area, path to front door.

### Garage and Parking

On-street parking (no permit required); detached garage at end of back garden, accessed via a lane with gated entrance.

### Tenure and additional information

We have been advised by the seller that the property is freehold,  
Council tax band - D  
Epc -

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

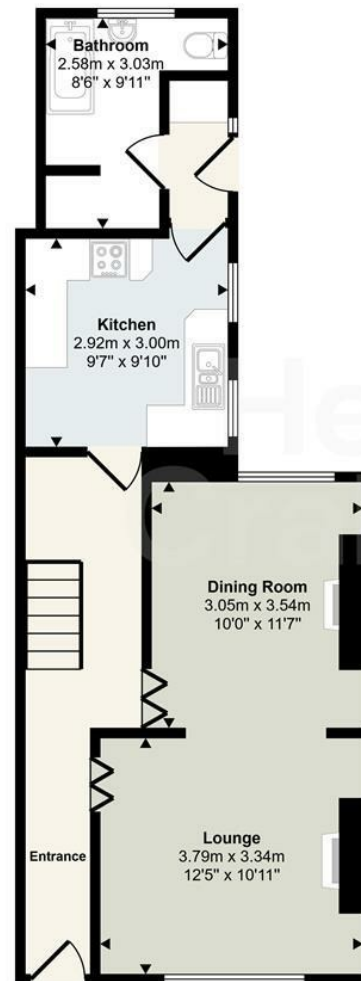
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



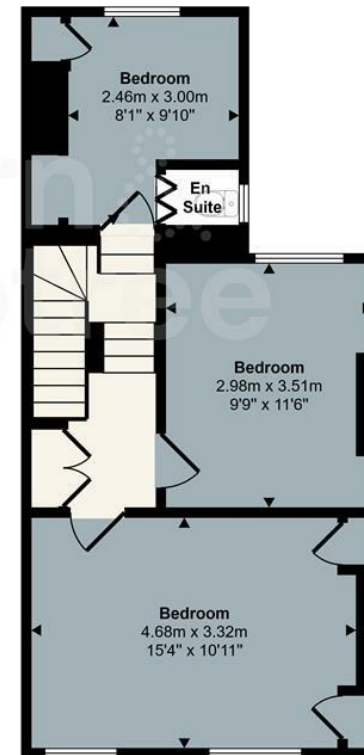




| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) A  |         |          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



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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