



£350,000
freehold

**Ninian Park Road,
Cardiff CF11 6JA**

- EPC Rating: D
- Three Storey House
- Four Bedrooms
- Two Receptions Including a 27' Lounge
- Low Maintenance Rear Garden





**peter
alan**



About The Property

Larger families will be interested in this three storey terrace house located in Riverside and just over a half a mile from Cardiff Central Train Station and the city centre. Comprising of to the ground floor an entrance hallway, 27 foot lounge, cloakroom, dining room, fitted kitchen & lean to. On the first floor are three bedrooms, bathroom and separate W.C. The second floor has a good size loft room. The rear garden is laid with a paved patio and has brick walled and wooden fence boundaries. Riverside is home to a huge swathe of parkland beside the River Taff, including Pontcanna Fields and Sophia Gardens, with public sports facilities and a summer theatre festival. The SSE SWALEC stadium hosts Glamorgan County Cricket Club and international matches. Chapter arts centre presents exhibitions, films, comedy, and drama.

Accommodation

Porch

Entered via a set of French Doors with obscure glass panes with fan over. Quarry tiled floor. Secondary entrance door into:

Hallway

Doors lead to lounge, dining room & W.C. Stairs rising to first floor. Herringbone design wood effect ceramic tiled flooring. Power point.

Lounge

27' 4" into bay x 12' 7" into recess max narrowing to 10' 8" into recess max (8.33m into bay x 3.84m into recess max narrowing to 3.25m into recess max)

UPVC double glazed widows to front bay. Two radiators. Two gas fireplace's with wooden surrounds and stone inset & hearth. Power points. Telephone point. TV point. Cupboard housing electric & gas meters. Wooden door opens to lean to. Coved ceiling.

Lean To

Door opens to rear garden.

W.C.

Fitted with a low level W.C. Wall mounted wash hand basin. Ceramic tiled splash backs. Internal window. Extractor fan.

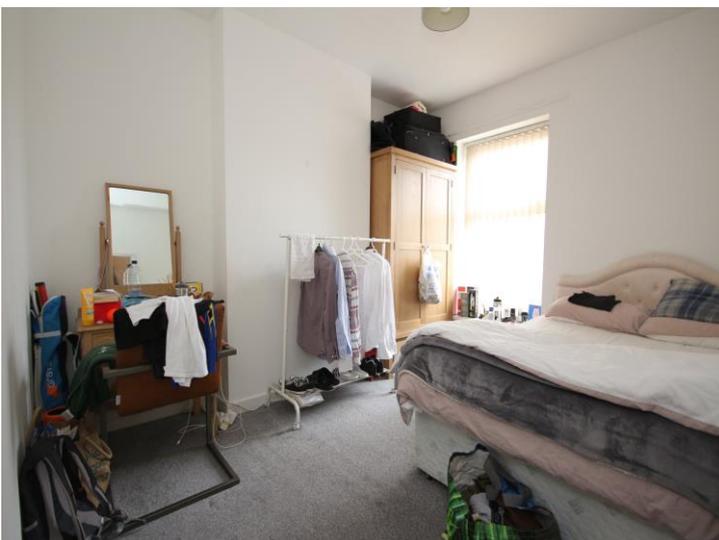
Dining Room

15' 3" into recess max x 9' 11" (4.65m into recess max x 3.02m)

UPVC double glazed French doors open to rear garden. Radiator. Power points. Coved ceiling. Electric fireplace with wooden surround and stone inset.

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Kitchen

12' 8" x 9' 2" (3.86m x 2.79m)
Fitted with a range of wall and base level units with contrasting work tops. Acrylic one and a half sink and drainer. Ceramic tiled splash backs. Gas point for cooker. Plumbing for automatic washing machine. Space for fridge freezer. Extractor fan. UPVC double glazed window to side. Metal frame double glazed window to rear. Power points. Radiator.

First Floor Landing

A split level landing with doors leading to three of the bedrooms as well as the bathroom and W.C. Radiator. Stairs rising to second floor.

Bedroom One

12' 3" x 17' into recess max (3.73m x 5.18m into recess max)
Three UPVC double glazed windows to front. Power points. Radiator.

Bedroom Two

11' 8" max x 10' 8" max (3.56m max x 3.25m max)
UPVC double glazed window to rear. Radiator. Power points.

Bedroom Three

9' 3" x 10' (2.82m x 3.05m)
UPVC double glazed window to rear. Power points. Laminate floor. Cupboard housing gas fired boiler. Radiator.

Bathroom

Fitted with a two piece suite comprising of a P shape bath with shower attachment and glass shower screen. Wall mounted wash hand basin with cupboards under. Ceramic wall tiles. Radiator. UPVC obscure double glazed window to side. Extractor fan.

W.C.

Fitted with a low level W.C. Ceramic wall tiles to half height. UPVC obscure double glazed window to side.

Second Floor Landing

Centre pivoting roof window. Loft hatch. Door to bedroom four.

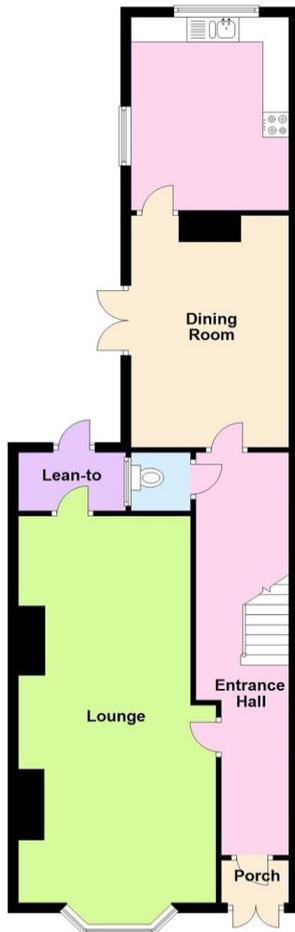
Bedroom Four

Locked room at the time of the appointment however architects drawings shows a decent size with two roof windows to rear and a UPVC double glazed window to front.

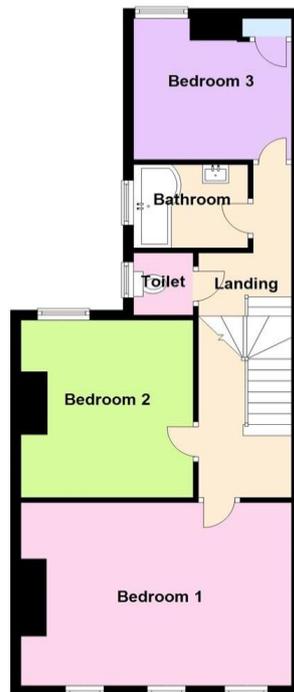
Garden

A low maintenance & enclosed rear garden with brick walled and wooden fence boundaries. Paved patio. Outside water tap.

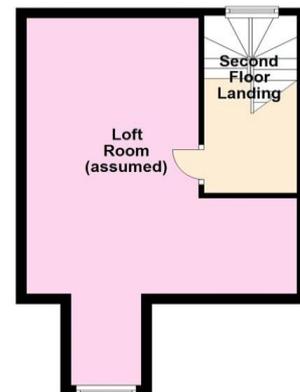
Ground Floor



First Floor



Top Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

