

Ninian Park Road

Riverside, Cardiff CF11 6JG



- 360 VR TOUR & 3D FLOOR PLAN

- Perfect First Time Buy
- Two Double Bedrooms

- Lounge, Dining Area & Fitted Kitchen

'Launch Event' is Sat 5th December from 10am - 12pm - Situated on the Riverside/ Canton border & merely seconds from Ninian Park train station is the deceptively spacious, traditional mid-terrace home.

Perfectly suited to First Time Buyers and within walking distance of Cardiff city centre, this quirky abode offers accommodation comprising the entrance porch, light and airy living room, cosy dining area, fitted kitchen, two double bedrooms and first floor bathroom suite.

To the rear is the generous sized, enclosed rear garden laid to block paved patio with

Entrance Porch

Accessed via obscured glazed front door, opening to porch with cloak hanging space, dado rail and stairs rising to first floor landing. Door to:

Lounge 14'8 x 14'6 (4.47m x 4.42m)

Double glazed window to front, radiator, RCD unit, exposed wood floor, power points, under-stairs storage space and fireplace. Squared arch to:

Dining Area 14'8 x 12'2 (4.47m x 3.71m)

Space for family dining table and chairs, radiator, power points and space for condensing tumble drier.

Kitchen 8'8 x 7'2 (2.64m x 2.18m)

Bespoke solid wood kitchen offering wall cupboards and base units with worktops over and 'Belfast' sink unit with mixer tap. Space for range cooker, brushed steel splash back and space for white goods. Radiator, power points and sliding glazed door, opening to rear garden.

First Floor Landing

Exposed wood floorboards, doors to bedrooms and bathroom.

Bedroom One 15' x 12' (4.57m x 3.66m)

Double glazed window to front, clothes hanging space, radiator, exposed wood floorboards and power points.

Bedroom Two 12'8 x 8'2 (3.86m x 2.49m)

Double glazed window to rear, wall mounted gas boiler, radiator, loft access hatch, exposed wood floorboards and power points.



Bathroom

Comprising a low level w.c, with cistern concealed, vanity unit wash hand basin and panelled bath with central mixer tap and overhead thermostatic shower unit. Tiled splash backs, radiator, extractor, sunken ceiling spotlights, exposed wood floorboards and obscured double glazed window to rear.

Rear Garden

The enclosed rear garden offers a generous sized block paved patio with gate for access to rear. Well positioned for the afternoon