

Ryder Street

Cardiff CF11 9BU



- EPC - E
- Bay-Fronted Ground Floor

- Spacious Kitchen/Diner
- One Double Bedroom

- 50% Shared Freehold Title
- No Onward Chain

This bay fronted ground floor flat is situated on leafy Ryder Street, located in the heart of the vibrant Pontcanna area and within a pleasant stroll of the local Coffee Bars, Bistros, Cafes & Bakeries on offer in this trendy part of town.

This wonderful home offers accommodation comprising the communal entrance lobby, bay fronted living room with original working fireplace, spacious double bedroom, generous sized kitchen/dining room and three piece bathroom.

This marvellous home also offers a delightful rear garden shared with the first-floor flat and a 50% share of the Freehold title.

Front

Enclosed forecourt to front, laid to concrete with quarry-tiled pathway to storm porch.

Communal Lobby

Accessed via front door opening to lobby with doors to ground floor and first floor flats.

Lounge 16'1 into Bay x 15'7 max (4.90m into Bay x 4.75m max)

Double glazed bay window to front, coved ceiling, wall mounted lights, radiator, power points and working fireplace with tiled surround, mantle and hearth.

Hallway

Doors to bedroom and kitchen/diner.

Bedroom 12'10 x 11'3 (3.91m x 3.43m)

Double glazed window to rear, coved ceiling, radiator, power points.

Kitchen/Diner 15'7 x 10'3 (4.75m x 3.12m)

Fitted base units with worktop over and stainless steel sink unit with drainer. Space for cooker and white goods, coved ceiling, dado rail, radiator, tiled floor, power points, store cupboard and double glazed window to side. Door to:

Inner Lobby

Doors to bathroom and stable-door, opening to rear garden.

Bathroom

Fitted suite comprising a low level W.C, pedestal wash hand basin and bath with mixer tap and shower fitting. Coved ceiling, radiator

Rear Garden



The generous sized, enclosed communal garden is laid mainly with stone chippings. Rear gates for potential off-street parking.

Tenure

The property is sold with a SHARED FREEHOLD TITLE. We recommend that you verify this information with your legal representative.