



Riversdale,
Llandaff, Cardiff,
CF5 2QL



Asking Price
£310,000

3 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this beautifully presented, three bedroom semi-detached home, situated in a quiet cul-de-sac within the ever popular Riversdale area of Llandaff. This delightful home has been modernised throughout and occupies a particularly generous plot offering exciting future potential. The property provides well balanced accommodation ideally suited to modern living, with a bright lounge leading through to an open plan kitchen and dining area which forms the sociable heart of the home. The current owners have thoughtfully updated the property, creating a comfortable and stylish space ready for immediate occupation.

One of the most compelling features of this home is the plot itself. The property benefits from a generous rear garden together with a substantial side plot, presenting clear development potential for extension to the side or rear, subject to the necessary planning consents. Opportunities such as this are increasingly rare, particularly within established residential settings.

Positioned within a peaceful cul-de-sac, the property enjoys a quiet setting while remaining conveniently located close to the excellent public transport links, highly regarded schools and the excellent local amenities. No onward chain.



ACCOMMODATION

ENTRANCE HALLWAY

4'0" x 5'8"

Via front door to hallway with ample space for shoes and coats. Door to lounge with access to the principal reception rooms and staircase rising to the first floor.

LOUNGE

10'6" x 14'2"

Overlooking the front aspect of the property providing a comfortable and well proportioned reception room. With oak effect laminate flooring, painted walls and UPVC window to the front. Useful under-stair storage and open to;

DINING AREA

7'2" x 10'5"

A bright, open plan space adjacent to the kitchen. With a continuation of the oak effect flooring to the kitchen creating a sociable dining space ideal for family living and entertaining. UPVC doors to the rear garden. Open to;

Features

- THREE BEDROOM SEMI-DETACHED HOME
- MODERNISED THROUGHOUT
- OPEN PLAN KITCHEN DINER
- GENEROUS PLOT WITH DEVELOPMENT POTENTIAL (SUBJECT TO NECESSARY CONSENTS)
- LARGE REAR GARDEN AND SIDE PLOT
- DRIVEWAY
- QUIET CUL DE SAC POSITION
- VIEWINGS HIGHLY RECOMMENDED

KITCHEN

6'2" x 9'8"

Overlooking the rear aspect with a range of modern fitted units and contrasting work surfaces over. Integrated fridge and freezer, washing machine and dishwasher. Stainless steel sink, gas hob with extractor over and electric oven.

FIRST FLOOR LANDING

Via carpeted staircase from the entrance hallway providing access to all bedrooms and shower room.



BEDROOM ONE

10'6" x 8'5"

Overlooking the front aspect of the property with space for wardrobes and bedroom furniture. A good size master bedroom with carpeted floor, painted walls and UPVC window.

BEDROOM TWO

7'5" x 9'7"

Overlooking the rear aspect of the property providing a further comfortable double bedroom. With carpeted floor, painted walls and UPVC window.

BEDROOM THREE

5'10" x 6'10"

Overlooking the rear aspect offering flexibility as bedroom, nursery or home office. With carpeted floor, painted walls and UPVC window.

SHOWER ROOM

7'3" x 6'2"

A superb three piece shower room. With low level WC, wash hand basin and walk in shower. Towel radiator and UPVC window to the side aspect.

OUTSIDE**FRONT**

Approached via driveway with ample parking. Gated side access leading to the rear garden and ample space to the side.

SIDE

Approached via driveway with ample parking. Gated side access leading to the rear garden and ample space to the side.

REAR

A particularly generous rear garden providing excellent outdoor space. Patio, laid lawn and further scope to enhance alongside any future extension.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 688.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



3 BEDROOMS



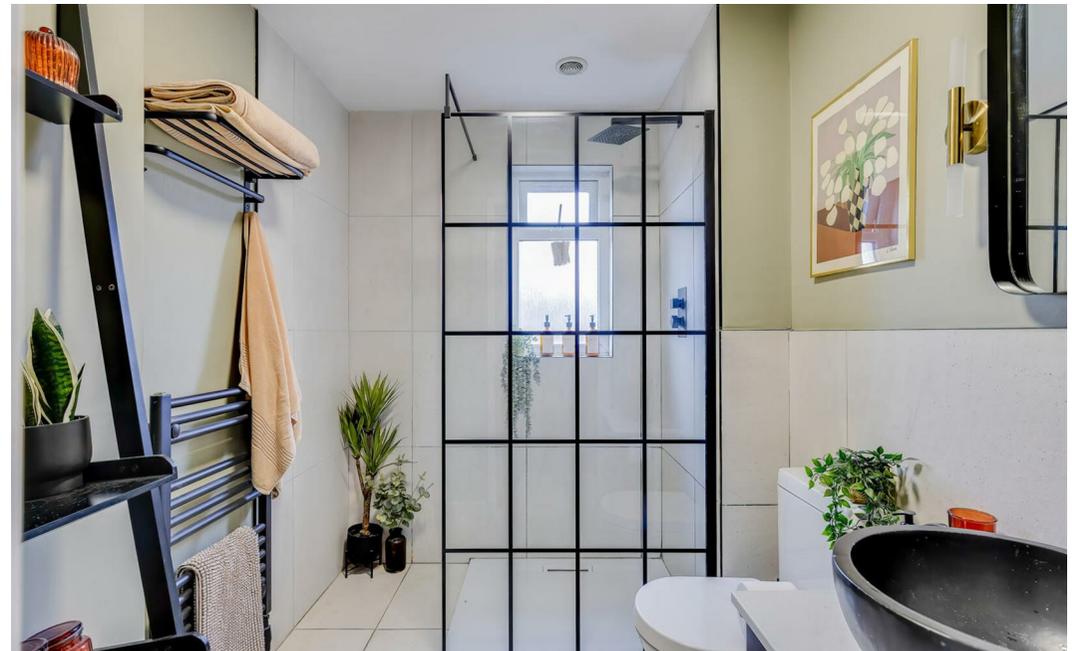
1 BATHROOMS

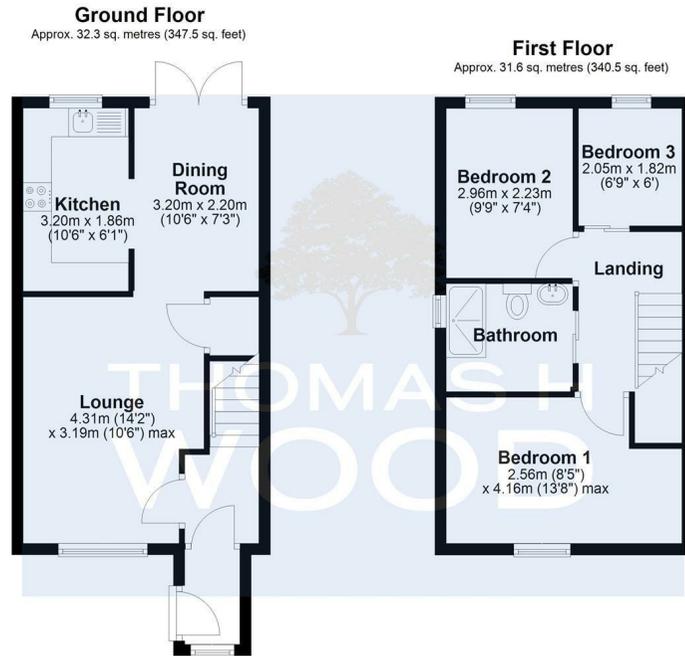


1 RECEPTION ROOMS



ENERGY RATING: C





Total area: approx. 63.9 sq. metres (688.0 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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