Green Street

RIVERSIDE, CF11 6LN

GUIDE PRICE £280,000

Hern & Crabtree

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Tucked away along a peaceful cul de sac, yet just a stone's throw from the city centre, this charming period mid-terrace house enjoys close proximity to beautiful parks, including Bute Park, as well as the vibrant areas of Pontcanna and Canton. It offers a well-balanced layout with exciting scope for a buyer to make their own mark over time.

The accommodation flows naturally from the entrance hall into an open plan reception space, where the living and dining areas connect through a wide opening, creating a sociable arrangement suited to both everyday living and hosting. The kitchen sits to the rear with direct access out to the generous rear garden, while the addition of a basement provides valuable extra space for storage or future use.

Upstairs, three bedrooms- comprising two doubles and a single - are arranged off a central landing alongside a family bathroom, offering flexibility for those needing additional space to work from home or accommodate a growing household. The home is well presented and perfectly comfortable to enjoy as is, while also offering excellent potential for future development. A full-height attic provides scope for conversion, with space on the landing to accommodate a staircase, while the generous front bedroom, potentially divisible and the large rear garden further enhance the opportunity to extend and add value over time.

The property is situated in one of Cardiff's most convenient locations, within easy reach of the city centre and offering a strong sense of community. The nearby Principality Stadium, Bute Park and the River Taff provide excellent leisure options, while a range of independent cafés, shops and amenities can be found close by. Cardiff Central railway station is within walking distance, offering direct connections across the UK, and there are well regarded schools within the area, making it a practical choice for a wide range of buyers.

1304.00 sq ft

Entrance Hall
Entered via a composite front door with double glazed window over. Curved ceiling, radiator and laminate flooring. Stairs rise to the first floor with doors leading to the living room, kitchen and access down to the basement.

Cellar
Accessed via stone steps from the hallway. A useful basement room with lighting, offering additional storage or potential for further use.

Living Room
Double glazed window to the front aspect. Gas fireplace (disconnected) with surround, shelving fitted to the alcoves, laminate flooring and radiator. Open plan to the dining room via a squared archway.

Dining Room
Double glazed window to the rear, radiator and continued laminate flooring. Shelving to alcoves. A well-proportioned space ideal for everyday dining and entertaining.

Kitchen
Fitted with a range of wall and base units with work surfaces over. Double glazed window to the rear and door to the side providing access to the garden. Space for a gas cooker with concealed extractor hood over, space for fridge freezer, washing machine and dishwasher. One and a half bowl sink with mixer tap. Tiled flooring, part tiled walls and radiator. Concealed Ideal gas combination boiler housed within a cupboard.

First Floor Landing
Stairs rise to a landing with wooden handrail and spindles, loft access hatch and doors leading to all rooms.

Bedroom One
Two double glazed windows to the front, laminate flooring and radiator.

Bedroom Two
Double glazed window to the rear, bamboo hardwood flooring and radiator.

Bedroom Three
Single bedroom with double glazed window to the rear and radiator.

Bathroom
Obscure double glazed window to the side. Suite comprising bath with shower over, wash hand basin and WC. Part tiled walls, vinyl flooring, heated towel rail and extractor fan.

Rear Garden
Enclosed rear garden with decked seating area leading onto a generous lawn and a further patio area at the rear. Bounded by a mix of stone and concrete walls with a timber storage shed to one side.

Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

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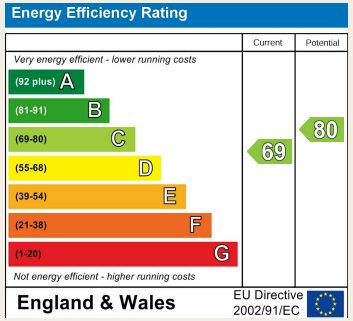

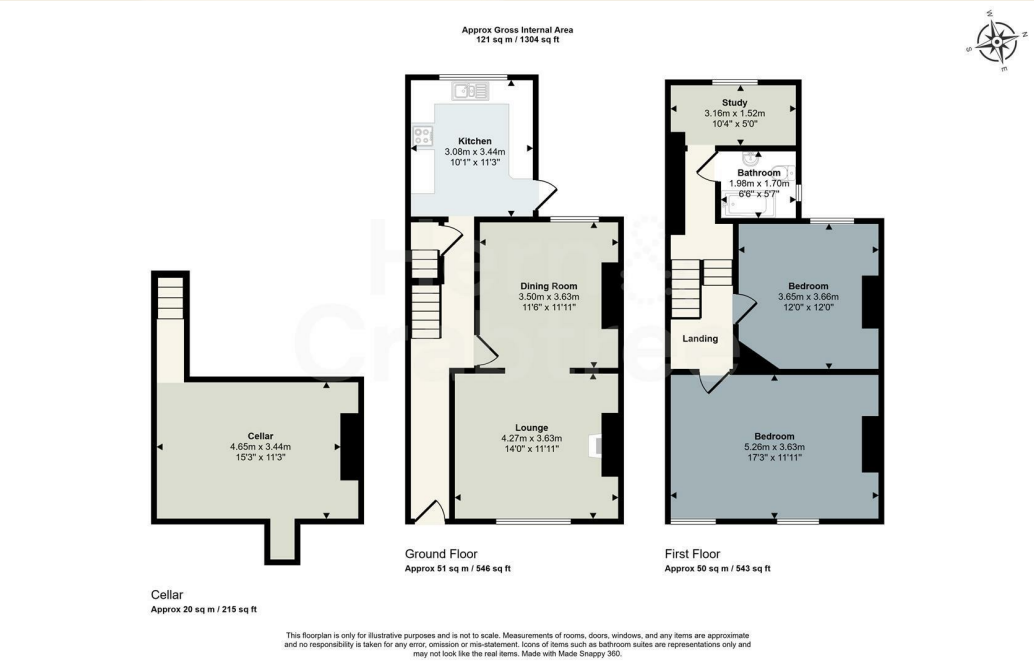

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