

Ninian Park Road

RIVERSIDE, CARDIFF, CF11 6JG

GUIDE PRICE £210,000

**Hern &
Crabtree**



Ninian Park Road

A Charming Two-Bedroom Mid-Terrace in Riverside

Inside, the accommodation unfolds from an entrance hall into a bright and welcoming living space, offering plenty of natural light and room to relax. Beyond this, a separate dining area provides a cosy setting for entertaining or casual meals, leading through to a well-appointed fitted kitchen at the rear.

Upstairs, you'll find two comfortable bedrooms and a neatly presented family bathroom, all offering a sense of space and practicality rarely found in homes of this style.

Outside, the generous, enclosed rear garden is laid to block-paved patio — ideal for al fresco dining or enjoying the afternoon sun. There's also gated rear access, adding a touch of practicality to this private outdoor space.

Notable highlights include a newly replaced roof and a prime location just moments from Ninian Park train station, offering direct links into Cardiff Central. Perfectly placed on the border of Riverside and Canton, the property also enjoys easy access to a host of local amenities, green spaces, and the vibrant independent shops and cafés that define this sought-after part of the city.



750.00 sq ft

Entrance Porch

Enter via a double glazed obscured door to the front elevation. Dado rail. Tiled flooring. Stairs rise up to the first floor. Door leading to:

Lounge

Double glazed window to the front elevation. Cast iron log burner with slate hearth. Wooden flooring. Radiator. Understairs storage alcove. Archway to the dining room.

Dining Room

Wooden flooring. Radiator. Wall and base units with wooden worktops over. Belfast sink with mixer tap. Space for fridge freezer. Archway to the kitchen.

Kitchen

Double glazed sliding doors leading to the rear garden. Continuation of base units with wooden worktops over. Space for Range style gas cooker with stainless steel splashback. Plumbing for washing machine. Fitted shelving. Wooden flooring. Radiator.

Landing

Stairs rise up from the entrance hall. Dog-leg staircase. Stripped wooden flooring.

Bedroom One

Two double glazed windows to the front elevation. Stripped wooden flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Stripped wooden flooring. Radiator. Gas combination boiler. Loft access hatch.

Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Vanity unit. Bath with central mixer taps, shower over and glass splashback screen. Stripped wooden flooring. Radiator. Extractor fan.

Rear Garden

Enclosed rear garden. Block paved patio. Pedestrian gate leading to rear lane access. Mature shrubs and trees. Raised flower border.

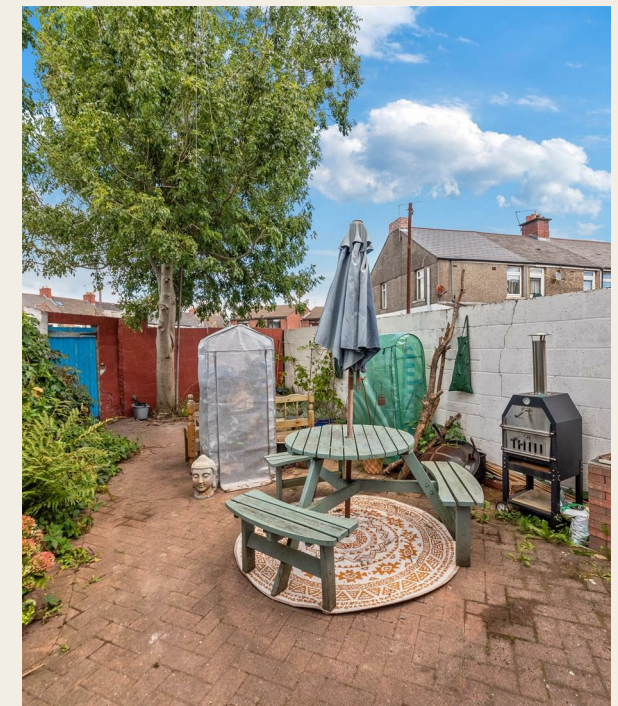
Additional Information

Freehold. Council Tax Band C (Cardiff). EPC rating C.

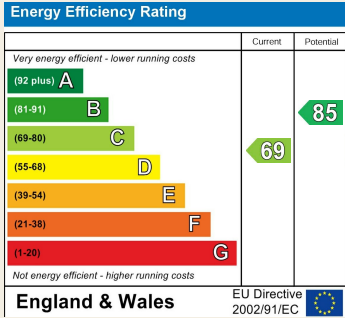
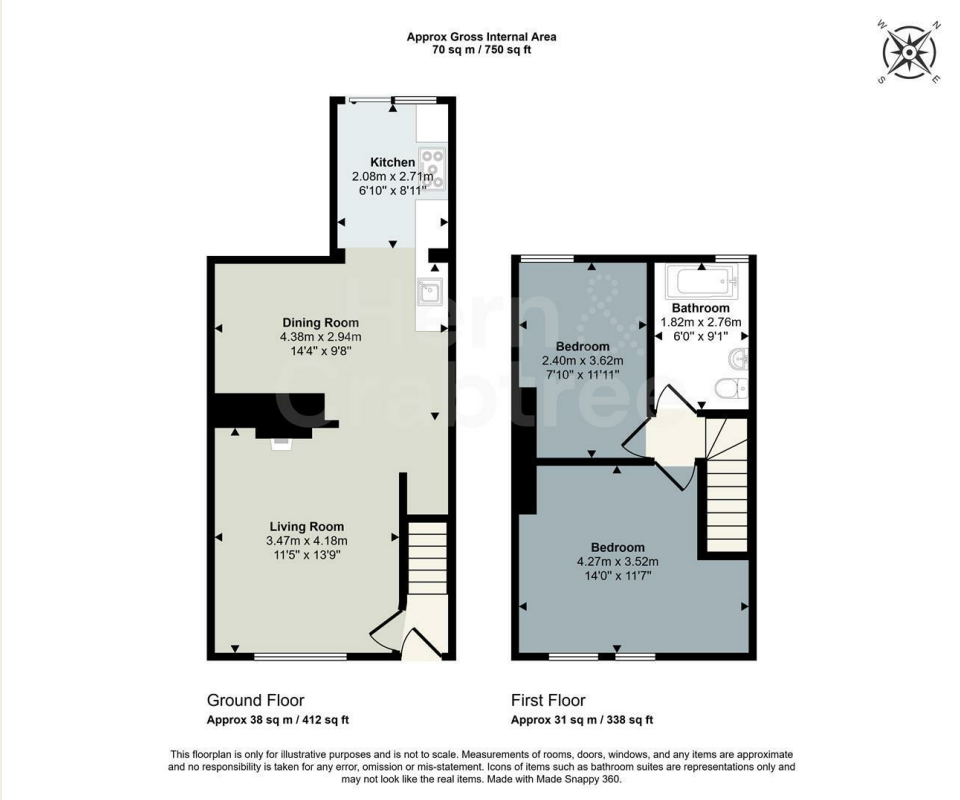
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