

Rawden Place

CARDIFF, CF11 6LF

GUIDE PRICE £450,000

**Hern &
Crabtree**



Rawden Place

Beautifully presented four-bedroom Victorian terrace with no onward chain, ideally situated on Rawden Place.

Arranged over four well designed floors, this exceptional home combines elegant period charm with stylish contemporary finishes, creating a superb family residence in one of Cardiff's most sought-after locations.

The ground floor offers two generous reception rooms alongside a stunning open-plan kitchen and dining space, designed for modern living and entertaining. French doors open directly onto the landscaped rear garden and to the side return, seamlessly connecting the indoor and outdoor spaces. A versatile basement provides excellent additional accommodation, ideal as a home office, cinema room, gym or useful storage.

The upper floors comprise four well-proportioned bedrooms, including a well designed master bedroom with en suite and an impressive loft-converted guest room complete with a stylish en suite shower room. A further two double bedrooms providing ample space for growing families.

The property has been extensively and sympathetically improved throughout, with a high-quality finish evident in every room while retaining many attractive period features.

Outside, the landscaped rear garden offers a private and tranquil setting, with the added benefit of valuable off-road parking & electric car charging (as well on permit on street parking)

Riverside remains one of Cardiff's most desirable residential neighbourhoods, renowned for its vibrant community, attractive period homes and excellent local amenities. The independent cafés, restaurants and boutiques of neighbouring Pontcanna are just a short stroll away, while Bute Park and Sophia Gardens provide acres of beautiful green space for walking, cycling and recreation.

One of the area's greatest attractions is its exceptional proximity to Cardiff city centre. Just a short walk across the River Taff and Cardiff Bay.



Approx 1901.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Checkered tiled path.

Hallway

Enter via a double glazed wooden door to the front elevation with window over. Coved ceiling. Ceiling arch detail. Dado rail. Wooden laminate flooring. Radiator. Stairs rising up to the first floor. Door leading down to the cellar.

Living Room

A well presented reception room with lovely character. Double glazed obscure bay window to the front elevation. Coved ceiling. Ceiling rose. Cast iron log burner with wooden mantelpiece and stone hearth. Fitted bespoke storage units and shelving into alcoves. Wooden laminate flooring. Radiator.

Sitting Room

Double glazed window to the rear elevation. Coved ceiling. Ceiling rose. Dado rail. Wooden laminate flooring. Radiator. Ideal as a snug, playroom or formal dining room.

Kitchen/ Dining Room

The heart of the home: an open-plan kitchen and dining space with French doors to the rear garden and further double French doors to the side return. A range of wall and base units and a breakfast bar sit alongside a full suite of integrated appliances, including hob, oven, dishwasher, fridge-freezer and washing machine, with additional space for an American-style fridge-freezer.

Basement rooms

Two versatile rooms with power, light and heating, ready to serve as a home office, gym, playroom or generous storage.

First Floor Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Coved ceiling. Ceiling arch detail. Dado rail. Split level landing. Stairs rising up to the second floor.

Bedroom One

Three double glazed windows to the front elevation. Coved ceiling. Radiator. Archway leading to the en suite.

En Suite

Coved ceiling. W/C and wash hand basin. Shower quadrant with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Radiator.

Bedroom Three

Double glazed window to the side elevation. Radiator. Rear loft access hatch.

Bathroom

Double glazed window to the rear elevation. W/C and wash hand basin. Freestanding roll top claw feet bath with mixer tap. Shower quadrant with fitted shower over and glass door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Dog-leg staircase.

Bedroom Four

Two double glazed skylight windows. Radiator. Storage into eaves.

En Suite

Double glazed skylight window. W/C and wash hand basin. Shower quadrant with fitted shower over and glass sliding door. Part tiled walls. Wooden laminate flooring. Extractor fan.

Garden

A beautifully considered rear garden designed as much for living as for looking at, with a paved patio and a small lawn framed by mature planting, including an established olive tree and a eucalyptus. A generous run of external power points makes it genuinely usable, enough to run a hot tub and an outdoor pizza oven together, with festoon lighting besides, and the side return has been finished to the same high standard. The lower tier is the clever touch, laid to the same specification as the upper patio, so it reads as a second tier of garden. Leave the car on the street and enjoy the whole space, or use it for secure off-road parking with EV charging when you need to, behind a remote-controlled electric roller door for privacy and security. Off-road parking this close to the city is almost unheard of. In addition, there is residents' permit parking for two cars on Rawden Place and the surrounding roads, and visitors can park on the street directly outside the front door using low-cost permits via the MiPermit app.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating D.

Disclaimer

Council Tax Band: E

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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