

Rawden Place

CARDIFF, CF11 6LF

OFFERS IN EXCESS OF £475,000

Hern &
Crabtree



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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. Large doors open directly onto the landscaped rear garden, 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 an impressive loft-converted principal suite complete with a stylish en suite shower room. A family bathroom serves the first floor, which also benefits from an additional en suite, ensuring excellent flexibility for families and guests alike.

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.

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.



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

Double glazed obscure bay window to the front elevation. Coved ceiling. Ceiling rose. Cast iron log burner with wooden mantelpiece and stone hearth. Fitted 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.

Kitchen/Dining Room

Double glazed French doors to the side and rear elevation. Coved ceiling. Wall and base units with complimentary worktops over and upstands. One bowl composite sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated dishwasher. Integrated washing machine. Integrated fridge. Space for additional American style Fridge freezer. Breakfast bar with space for seating. Wooden laminate flooring. Radiator. Concealed gas combination boiler.

Cellar

Stairs lead down from the hallway. Storage and two rooms. Power and light. Radiator.

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

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs and trees. Flower borders. Up and over roller door with stand for off road parking. Side return. Outside light. Cold water tap. Power points suitable for car charging.

Additional Information

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

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Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(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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