

Chancery Lane

CARDIFF, CF11 6EA

GUIDE PRICE £240,000

Hern &
Crabtree



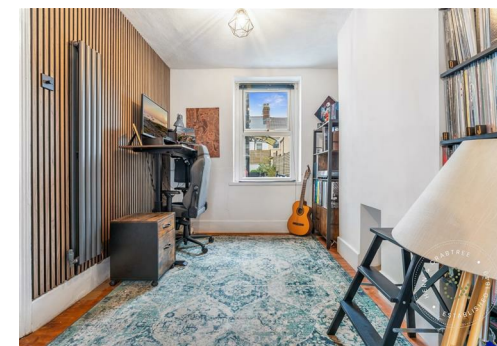
Chancery Lane

Set along a quiet residential street in Riverside, this beautifully presented period terrace offers a balance of character and considered updates, creating a home that feels both welcoming and practical from the moment you step inside. The interiors are light filled and thoughtfully arranged, with two reception rooms flowing naturally into a sociable kitchen dining space, while original features such as stripped timber flooring and fireplaces are paired with more recent finishes to give a polished but comfortable feel throughout.

Upstairs, the proportions continue with two well sized double bedrooms and a generous bathroom, finished with a four piece suite that adds a sense of everyday luxury. The rear garden has been carefully designed to offer usable outdoor space with minimal upkeep, making it ideal for both quiet evenings and entertaining.

Riverside remains one of Cardiff's most convenient and well connected locations, sitting within easy reach of the city centre while retaining a strong sense of community. The nearby amenities of Cowbridge Road East and Pontcanna offer an excellent selection of independent cafés, restaurants and shops, while green spaces such as Bute Park provide a welcome escape. Cardiff Central station is within walking distance, offering direct rail links across South Wales and beyond, and there are well regarded local schools and everyday conveniences close at hand.

Altogether, this is a home that will appeal strongly to first time buyers looking for something ready to move into, with both character and location working firmly in its favour



817.00 sq ft

Entrance porch

Entered via a PVC front door with a double glazed obscure window above, the porch provides a practical first point of entry with a tiled floor and a glazed internal door leading through to the main hallway.

Reception hall

A welcoming space with stripped wooden flooring, stairs rising to the first floor with wooden handrail and spindles, and a useful under stairs alcove alongside a built-in storage cupboard. Acoustic wall panelling adds a contemporary touch, complemented by a radiator.

Living area

Positioned to the front, this inviting reception room features double glazed windows, a working fireplace, stripped wooden flooring and bespoke storage within the alcoves. Acoustic panelling continues here, along with a vertical radiator. A squared archway opens through to the adjoining reception space.

Sitting area

Overlooking the rear, this second reception room offers a continuation of the stripped wooden flooring and a further feature panelled wall with integrated shelving and a vertical radiator, creating a comfortable and flexible living space.

Kitchen/ dining area

A well arranged space combining both dining and kitchen areas. The dining section benefits from a double glazed window to the side, parquet style flooring and fitted storage. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a four ring electric hob with cooker hood above, integrated oven, stainless steel sink and drainer, and plumbing for a washing machine. Double glazed windows to the rear and an obscure glazed door provide access to the garden. Finished with laminate flooring and tiled splashbacks.

Landing

With access to the loft space, a traditional linen cupboard and a continuation of the character features including a wooden balustrade.

Bedroom one

A generous principal bedroom to the front with two double

glazed windows allowing plenty of natural light, stripped wooden flooring and a radiator.

Bedroom two

A further double bedroom with a rear aspect, double glazed window, stripped wooden flooring and a radiator. An airing cupboard houses the Worcester gas combination boiler.

Bathroom

A well appointed four piece suite comprising WC, wash hand basin set within a vanity unit, bath with mixer shower, and a separate walk in shower with glass screen, electric shower and rainfall head. Finished with tiled walls, tiled flooring, heated towel rail and an obscure double glazed window to the side.

Rear garden

The garden has been thoughtfully landscaped to create a low maintenance outdoor space, featuring a combination of stone paved patio and a raised decked seating area. Raised flower borders, a mix of exposed stone walling and featherboard fencing provide both character and privacy, with a small side return offering additional storage potential.

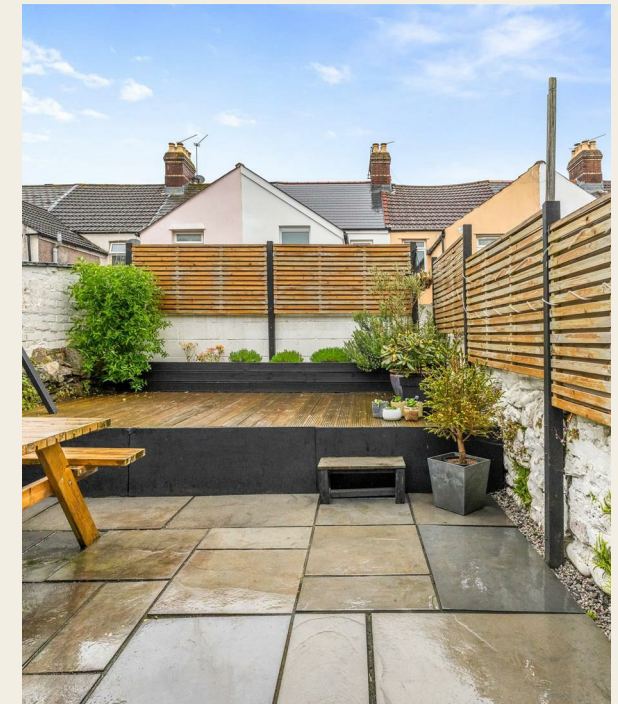
Additional Information

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

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(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	60	
England & Wales		EU Directive 2002/91/EC



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