

# Rawden Place

CARDIFF, CF11 6LF

**OFFERS IN EXCESS OF £475,000**

**Hern &  
Crabtree**



# Rawden Place

Beautifully presented four bedroom Victorian terrace on Rawden Place with no onward chain.

The accommodation is arranged over four floors and offers an excellent blend of period character and contemporary design. The ground floor comprises two reception rooms and a superb open plan kitchen diner with doors opening onto the rear garden, creating a natural space for both everyday living and entertaining. A useful cellar provides additional storage/home office or even cinema room.

To the upper floors are four bedrooms, including a loft converted principal suite with en suite shower room, together with a stylish family bathroom and a further en suite serving the first floor. The property has been thoughtfully improved throughout, with a high standard of finish evident in every room.

Outside, the landscaped rear garden enjoys a private feel and offers valuable off road parking, a rare feature for this part of the city.

Riverside continues to be one of Cardiff's most popular residential areas, offering a strong sense of community and excellent access to local amenities. The cafés, restaurants and independent shops of Pontcanna are just a short stroll away, while Bute Park, Sophia Gardens and Cardiff Central railway station are all within easy reach.



# 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.

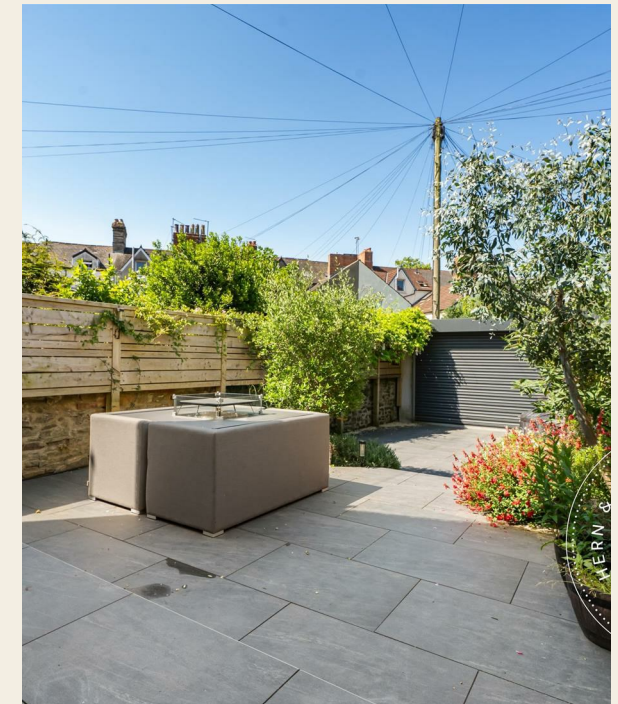
## Additional Information

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

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their

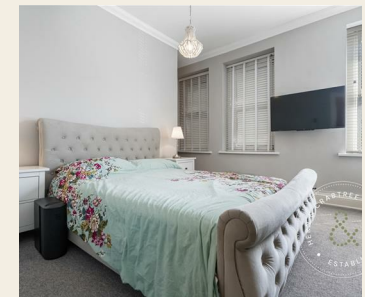
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC



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