



## Taff Embankment, £375,000

- Victorian Style Property
- NO ONGOING CHAIN
- Close to Cardiff City Centre
- Views of River
- Huge Rental Potential
- EPC Rating: D







## About the property

\*\*\*OPEN HOUSE SATURDAY 17TH APRIL\*\*\*

Situated in the sought after area of Grangetown is this Victorian five/six bedroom mid-terraced property being sold with NO ONGOING CHAIN. Just walking distance to Cardiff City Centre, this property is within close proximity to all local amenities such as shops and transport links. Internally the property comprises entrance hall, lounge, kitchen, dining room and 3rd reception room. To the first floor are four bedrooms, main bathroom and separate wc. To the second floor are two further bedrooms. To the rear of the property is a low maintenance decked garden. To the front of the property is on street permit parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Kitchen

13' 1" x 11' 4" ( 3.99m x 3.45m )

### Dining Room

11' 6" x 10' ( 3.51m x 3.05m )

### Lounge

14' 10" max into bay x 11' 10" max ( 4.52m max into bay x 3.61m max )

### 3rd Reception Room

13' 8" x 10' 2" ( 4.17m x 3.10m )

### Landing



### Master Bedroom

14' 7" max into bay x 9' 9" max ( 4.45m max into bay x 2.97m max )

### Bedroom Two

13' 8" x 10' 2" max ( 4.17m x 3.10m max )

### Bedroom Three

11' 6" x 11' 9" ( 3.51m x 3.58m )

### Bedroom Six

5' 9" x 8' 3" ( 1.75m x 2.51m )

### Bathroom

### Separate Wc

### Landing

### Bedroom Four

16' 1" max x 11' 10" ( 4.90m max x 3.61m )

### Bedroom Five

13' 8" x 10' 2" max ( 4.17m x 3.10m max )

### Rear Garden

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.