

Green Street

Riverside, Cardiff CF11 6LN

- 360 VR TOUR & 3D FLOOR PLAN
- EPC - D
- Breath-Takingly Stunning
- Sympathetically Renovated
- High Specification
- Gorgeous Red-Brick Facade
- Stylish Kitchen with Island Unit &
- Raised Garden Terrace

Guide price £350,000

www.hern-crabtree.co.uk



Situated at the rarely available but highly-desirable Green Street is this breathtakingly stunning, traditional red-brick fronted abode, located within seconds of the city centre, Taff Trail and picturesque Sophia Gardens.

This beautiful home has been sympathetically renovated by the current owners & the result is simply stunning! This wonderful home offers an eclectic selection of rooms, gorgeous original features, 'top spec' fittings & and the end result truly is something special.

The ground floor accommodation comprises the welcoming entrance hall with gorgeous original solid-wood floorboards, cloakroom, lounge with original wood-panelling, focal point fireplace and exposed brick wall, light & airy sitting room and the stunning kitchen with central island unit, integral appliances and dining area with double-doors opening to the raised garden terrace.

To the first floor are four light & airy bedrooms with en-suite shower room to bedroom one and the stylish, art-deco inspired bathroom suite with free-standing roll-top bathtub.

The landscaped rear garden is laid mainly with artificial lawn with raised flower borders and steps rising to the timber-framed raised terrace.

The Launch is Sat 19th June from 10am - 12pm by appointment only.

A truly magnificent home! Call Hern & Crabtree, Pontcanna for more information.

Entrance Hall

Entered via wooden front door with window above, coved ceiling, exposed wooden floorboards, radiator, stairs to the first floor, door to under stairs cloakroom.

Cloakroom

Comprising a low level W.C and wash hand basin, half tiled walls, tiled floor.

Lounge 11'11 max x 13'4 max (3.63m max x 4.06m max)

Double glazed window to the front with tongue and groove panelling either side, built in shelving to recesses, coved ceiling and ceiling rose, cast iron feature radiator, exposed brick wall, traditional cast iron fireplace with tiled sidings, exposed wooden flooring.

Sitting Room 11'7 x 11'7 (3.53m x 3.53m)

Double glazed window to the rear, radiator, exposed wooden flooring, storage to recess.

Kitchen/Diner 25'1 max x 10' max (7.65m max x 3.05m max)

Kitchen fitted with wall and base units with wood work tops over, space for a range gas cooker with cooker hood over, central island with one and a half bowl ceramic sink, integrated washer/dryer, integrated dishwasher, vertical radiator, extractor fan, spotlights, tiled flooring, doorway to hallway and square arch to the dining room. Double glazed door leading out to the rear, vertical radiator, tiled floor and french doors out to a raised sitting terrace with views towards Principality Stadium.



Landing

Stairs rising from entrance hall with wooden handrail and spindles, natural light window, small loft access hatch, radiator.

Bedroom One 12'3 x 11'1 (3.73m x 3.38m)

Double glazed window to the front, cast iron feature fireplace, vertical radiator, door to:

En Suite

Fitted with shower cubicle with plumbed shower and separate shower attachment, wash hand basin with mixer tap and w.c,

heated towel rail, extractor fan, tiled flooring.

Bedroom Two 8'6 mmax x 11'7 max (2.59m mmax x 3.53m max)

Double glazed window to the rear, radiator.

Bedroom Three 5'11 x 13'1 max (1.80m x 3.99m max)

Double glazed window to the front, radiator. An irregular shaped room.

Bedroom Four 9'4 x 6'6 (2.84m x 1.98m)

Double glazed window to the side, radiator, loft access hatch.

Bathroom 8'9 max x 5'7 max (2.67m max x 1.70m max)

Double glazed pvc window to the side, roll top claw foot bath with mixer tap and shower attachment, w.c and wash hand basin, radiator/ towel rail, concealed airing cupboard with Logic gas combination boiler, extractor fan, half tiled walls, tiled flooring.

Rear Garden

Enclosed rear garden with half rise stone wall, artificial lawn, raised flower borders, raised decked sitting area, outside light.

Tenure

We have been advised by the seller that the property is Freehold.

