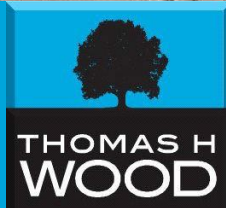




22 River View

Gabalfa, Cardiff, CF14 2QG



Asking Price Of £395,000

3 Bedrooms
1 Bedroom Self-contained Annexe



Three-bedroom home plus Annexe A rare opportunity to purchase this three bedroom semi-detached home with a one bedroom annexe within the grounds. The properties are situated on large idyllic corner plot and benefit from extensive front, side and rear gardens along with a very useful undercover storage area, potting shed and garage. The main house provides spacious accommodation throughout with a rear extension to create a dining room and utility room. The annexe can be accessed via the kitchen in the main house and has a lockable door if independent living is needed. The annexe briefly comprises, dedicated front door, hallway, lounge, bedroom, kitchen, and shower room. The main house comprises of lounge, kitchen, family room, dining room, utility and WC. To the first floor there are three good size bedrooms and a family bathroom. The property offers great potential and would work well as living quarters, working from offices or extension of the main house. Viewing is recommended to appreciate the properties scale and location.

ENTRANCE

via UPVC front door leading to internal porch with tiled floors, painted walls, UPVC window to side aspect and timber front door leading to hallway.

LOUNGE

14' 6" x 10' 11" (4.44m x 3.33m) Carpeted floors, papered walls, textured ceiling with coving, UPVC window overlooking the front aspect, radiator with TRV and electric fire with slate hearth.

KITCHEN

8' 7" x 10' 9" (2.64m x 3.30m) A range of wall and base units with contrasting marble effect worktops over. 1 1/2 bowl composite sink with chrome swan neck tap, electric hob with brushed chrome extractor chimney above and glazed splashback. Electric oven and grill, integrated low-level fridge and separate freezer. Walk-in pantry with shelves. UPVC window into utility room, radiator with TRV.

FAMILY ROOM

8' 11" x 9' 11" (2.73m x 3.04m) Open plan to the kitchen with carpeted floors, painted walls, textured ceiling, gas fire with granite hearth and surround.

DINING ROOM

9' 0" x 6' 10" (2.76m x 2.09m) Carpeted floors, painted walls, textured ceiling, UPVC window to rear aspect, radiator with TRV and door to the utility room.



UTILITY ROOM

8' 2" x 5' 9" (2.49m x 1.77m) A valuable space with plumbing for washing machine and tumble dryer. Marble effect worktop, UPVC windows to kitchen and rear and UPVC glazed door to garden.

GROUND FLOOR WC

2' 11" x 6' 10" (0.90m x 2.10m) Low-level WC, wall mounted cloakroom sink with chrome taps, radiator panel, fully tiled walls and wood clad ceiling.

LANDING

Carpeted staircase with papered walls, smooth ceiling, cupboard, UPVC window and loft hatch.

BEDROOM ONE

9' 9" x 12' 5" (2.99m x 3.80m) max with carpeted floors, papered walls, textured ceiling with coving, fitted mirrored wardrobes along one side, radiator with TRV and UPVC window with fitted blinds overlooking the front aspect.

BEDROOM TWO

12' 5" x 8' 6" (3.81m x 2.60m) Carpeted floors, painted walls, textured ceiling, fitted wardrobe, vertical radiator with TRV and UPVC window overlooking the rear aspect.

BEDROOM THREE

9' 2" x 8' 0" (2.80m x 2.44m) Carpeted floors, papered walls, textured ceiling, fitted cupboard, radiator with TRV and UPVC window overlooking the front aspect.

FAMILY BATHROOM

6' 4" x 5' 5" (1.94m x 1.67m) Consisting of low-level WC, pedestal wash handbasin with chrome mixer tap, bath with chrome taps and Mira electric shower and glazed shower screen. Radiator with TRV, spotlights and obscure UPVC window to side aspect.

ATTACHED ANNEXE

Dedicated front door accessed via a paved patio to the front. Additional access via kitchen in the main house. Leading to carpeted hallway with radiator panel and doors to all rooms.

LOUNGE

8' 10" x 9' 11" (2.71m x 3.04m) Painted walls, smooth ceiling with coving, carpeted floors, glazed internal door, radiator with TRV and UPVC window overlooking the picturesque front garden.

KITCHEN

6' 3" x 6' 4" (1.92m x 1.94m) High gloss wall mounted cupboards and base units with chrome wimple sink and swan neck tap tiled floors UPVC window overlooking the front aspect

BEDROOM

8' 10" x 10' 0" (2.71m x 3.06m) Carpeted floors, painted walls, smooth ceiling with coving, radiator with TRV, UPVC window to side aspect and glazed internal door.

SHOWER ROOM

2' 11" x 7' 10" (0.90m x 2.40m) Tile effect laminate flooring, fully tiled walls, pedestal wash handbasin and shower cubicle with Mira electric shower.

UTILITY ROOM

6' 2" x 10' 7" (1.90m x 3.24m) A flexible and spacious room with wall mounted Worcester combination boiler, UPVC windows and doors to rear garden. Space and plumbing for washing machine and a number of electrical points.

OUTSIDE

FRONT

A stunning and generous front garden with mature plants trees and hedgerows. Large laid lawn with pathway and patio leading to a further side garden with greenhouse, driveway and garage.

REAR

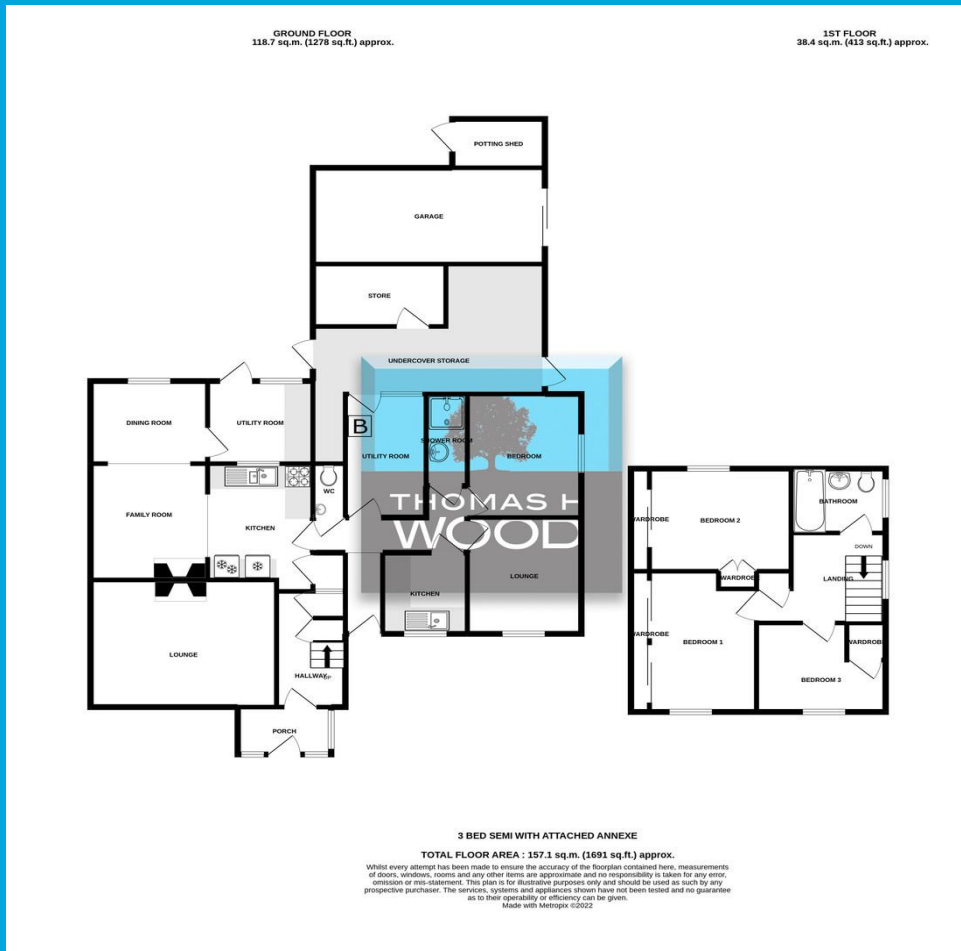
A large, paved patio with timber perimeter fencing, gravel borders and soft planting. An extensive undercover storage area with a door leading to the side garden and driveway. A further storage room and potting shed are within the rear garden.

TENURE

This property is understood to be Freehold; this will be verified by the purchaser's solicitor.

COUNCIL TAX Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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