

53 Riversdale

Llandaff | Cardiff | CF5 2QL

End Terraced House | Asking Price Of £219,950



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PROPERTY DESCRIPTION

**** THREE BEDROOM HOME ON CORNER PLOT ** WITH DRIVEWAY**

**** A popular three bedroom end terraced home situated on a corner plot in Riversdale, Llandaff. With beautiful front and rear gardens plus carport and driveway with parking for two vehicles. The accommodation briefly comprises entrance hallway, lounge, dining room and kitchen. Upstairs are three bedrooms and the bathroom. Gas central heating. uPVC double glazed windows.**

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 686 sq.ft.
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE

A delightful end plot with well presented front garden to front door. Laid to lawn with boundary hedge.

LOCATION

Riversdale is conveniently positioned in-between Llandaff and Llandaff North villages along with being close the Taff Trail and Hailey Park. Nearby are highly regarded schools. Good access to Cardiff City Centre.

HALLWAY

Entered via uPVC double glazed front door into hallway. Door to lounge. Stairs to first floor. Laminate wood flooring.

LOUNGE

14' 3" x 13' 7" max (4.344m x 4.155m) uPVC double glazed window to front with pleasant outlook. Laminate wood flooring. Radiator. TV point. Open to;

DINING ROOM

10' 6" x 7' 1" (3.205m x 2.175m) Double glazed sliding doors to

rear garden. Radiator. Laminate wood flooring. Opening to;

KITCHEN

10' 6" x 6' 3" (3.207m x 1.906m) Fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Space for washing machine and fridge/freezer. Tiled splash backs. uPVC double glazed window to rear.

FIRST FLOOR

Landing with doors to three bedrooms and the family bathroom. Loft access (part boarded with pull down ladder). Airing cupboard housing gas combination boiler.

MASTER BEDROOM

13' 7" x 8' 6" max (4.160m x 2.596m) Space for wardrobes. Radiator. uPVC double glazed window to front.

BEDROOM TWO

9' 8" x 7' 6" (2.965m x 2.287m) uPVC double glazed window to rear. Radiator.

BEDROOM THREE

6' 10" x 5' 11" (2.106m x 1.810m) uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM

7' 5" x 6' 1" max (2.274m x 1.866m) A modern suite to include low level WC, pedestal wash hand basin and P shaped panelled bath with mixer shower over. Tiled splash backs. uPVC double glazed window to side. Radiator.

OUTSIDE

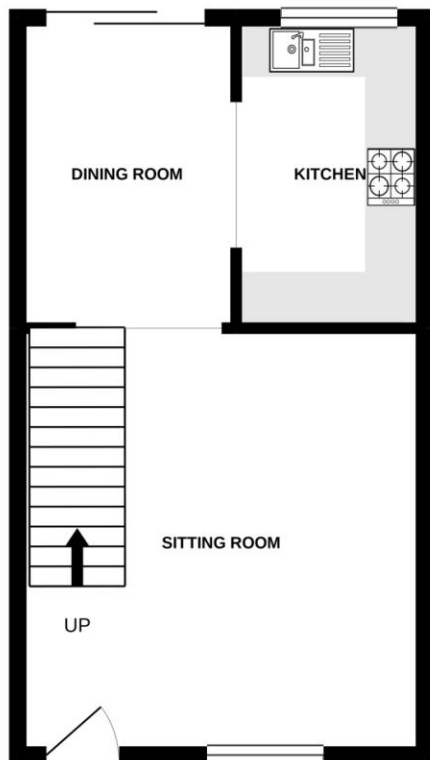
REAR GARDEN

A beautiful rear garden mainly laid to lawn with stone chip patio and paved pathway to rear carport. Planted with colourful shrub and hedges. Garden shed. Boundary fence. Gates access to rear. Outside tap.

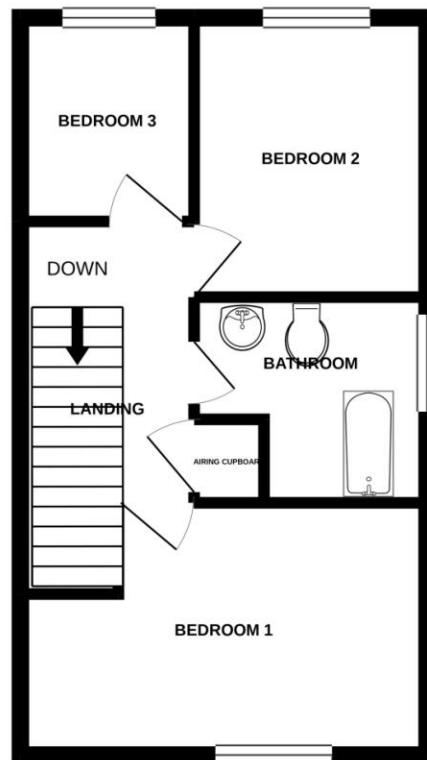


FLOORPLANS

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.

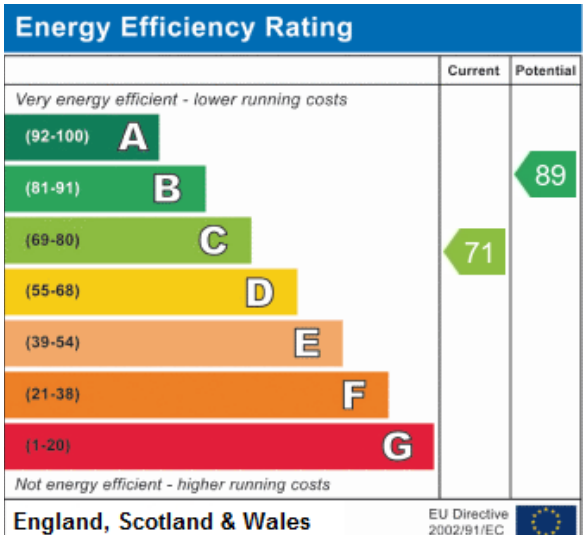


1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Radyr 029 2084 2124
6 Station Road, Radyr, Cardiff CF15 8AA

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