

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NEVILLE PLACE
RIVERSIDE



PORCH

HALLWAY
6.73m x 1.73m (22'1" x 5'8")

LOUNGE
4.57m to bay x 3.96m to recess (15' to bay x 13' to recess)

SITTING ROOM
4.06m max x 3.40m max (13'4" max x 11'2" max)

DINING ROOM
4.70m x 3.84m (15'5" x 12'7")

CELLAR ROOM

KITCHEN
3.76m x 1.91m (12'4" x 6'3")

LANDING
9.37m max x 1.75m max (30'9" max x 5'9" max)

BEDROOM
5.41m to recess x 4.65m to bay (17'9" to recess x 15'3" to bay)

BEDROOM
3.96m max x 3.43m max (13' max x 11'3" max)

BEDROOM
2.87m min x 2.77m min (9'5" min x 9'1" min)

BEDROOM
3.81m x 1.96m (12'6" x 6'5")

BATHROOM
1.93m x 1.60m (6'4" x 5'3")

COACH HOUSE
5.59m x 3.30m (18'4" x 10'10")
A two storey Coach House with massive development potential.

TENURE
We have been advised that the property is Freehold. Your legal representative should confirm this.

COUNCIL TAX
Band E

EPC
Rated E

SCHOOL CATCHMENT
My English medium primary catchment area is Kitchener Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Fitzalan High School (year 2024-25)
My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

BROADBAND & MOBILE
Broadband up to 1800 Mbps & Mobile signal is likely.





NEVILLE PLACE

RIVERSIDE, CF11 6EP - £425,000



4 Bedroom(s)



1 Bathroom(s)



1636.00 sq ft

Located on Neville Place and overlooking Clare Gardens is this delightful end of terrace family home offers a perfect blend of space and comfort. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. The house boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy family gathering or a lively dinner party, these versatile areas can cater to your needs. The layout is designed to enhance family living, ensuring that everyone can find their own space while still enjoying the warmth of togetherness. Adding to the appeal of this property is a detached coach house located at the rear and ripe for development potential as it offers the ability to convert into a granny annexe or a separate dwelling for potential Air B&B. This unique feature presents an excellent opportunity for additional storage, a workshop, or even a creative studio, allowing you to tailor the space to your lifestyle. The location in Neville Place is not only convenient but also offers a sense of community, making it a wonderful place to call home. With local amenities, parks, and schools nearby, you will find everything you need within easy reach. In summary, this good-sized end of terrace house in Cardiff is a fantastic opportunity for those seeking a spacious family home with the added benefit of a detached coach house. Don't miss the chance to make this property your own and enjoy all that it has to offer.

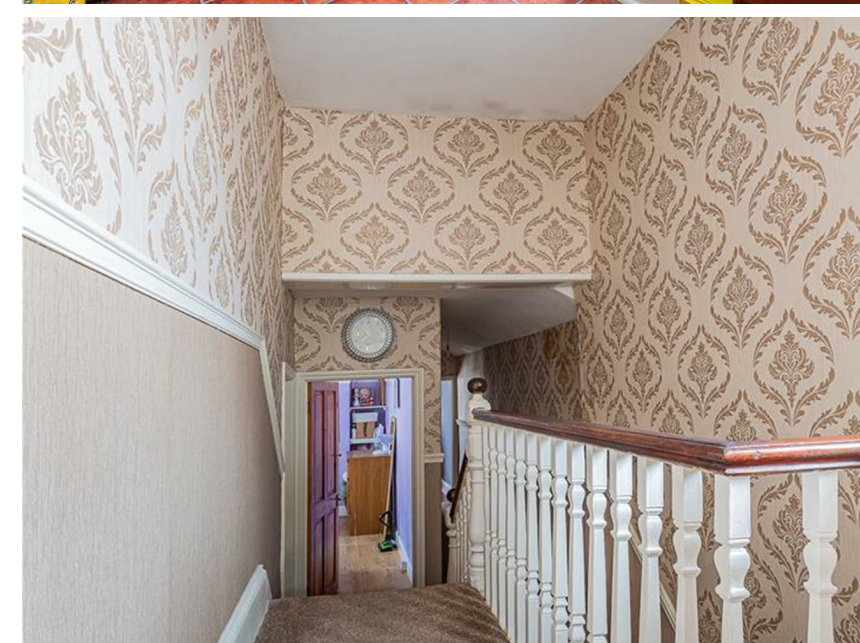
PROPERTY SPECIALIST

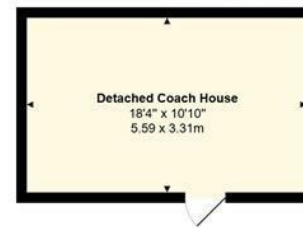
Mr Julian Preston

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Senior valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC