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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Fawden Place*

RIVERSIDE



*We've loved our time in this tucked-away cul-de-sac community, just a stone's throw from Pontcanna and Bute Park. The house and garden have given us the flexibility to adapt as our family's needs have changed. It's been a spacious home that balances calm and convenience — and one that's been hard to leave.*

Comments by Mr Julian Preston



**Property Specialist**

**Mr Julian Preston**

Senior valuer

julian@jeffreycross.co.uk

*Family size living accommodation at its very best. Four bedrooms, three receptions, cellar, three bathrooms, westerly facing garden and off street parking. There is so much to offer here and conveniently location just a short walk to Cardiff City Center.*

Comments by the Homeowner



**Rawden Place**

Total Area: 177.5 m<sup>2</sup> ... 1911 ft<sup>2</sup>

All measurements are approximate and for display purposes only





# Rawden Place

Riverside, Cardiff, CF11 6LF

Asking Price

£520,000



4 Bedroom(s)



3 Bathroom(s)



1911.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

This exquisite Victorian mid-terrace house offers a delightful blend of traditional elegance and modern convenience. Spanning an impressive 1,911 square feet, the property boasts four generously sized bedrooms, making it an ideal family home or a spacious retreat for those seeking room to grow.

Upon entering, you will be greeted by three well-appointed reception rooms, each designed to provide a warm and inviting atmosphere. The excellent presentation throughout the house ensures that it is ready for you to move in and make it your own. The layout is both practical and stylish, catering to the needs of contemporary living while retaining the character of its 1900's origins.

The property features three bathrooms, providing ample facilities for family and guests alike. For those who value outdoor space, the westerly facing rear garden is a true gem, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Parking is made easy with secure parking for two vehicles, accessible via a roller shutter style door at the rear of the property. This added convenience is a rare find in urban settings, allowing for peace of mind and ease of access.

In summary, this beautifully presented Victorian house in Rawden Place is a remarkable opportunity for anyone looking to settle in Cardiff. With its spacious living areas, ample bedrooms, and secure parking, it is a property that truly deserves your attention.





#### Entrance hallway

Lounge 13'8" x 13'1" (4.17m x 3.99m)

Sitting Room 11'10" x 10'9" (3.61m x 3.28m)

Kitchen/Diner 24'6" x 10'7" (7.47m x 3.23m)

#### Cellar

A good size cellar which can easily be used as an office or a children's play area.

#### Landing

Bedroom 12'4" x 11'8" (3.76m x 3.56m)

#### Ensuite

Bedroom 11'10" x 10'9" (3.61m x 3.28m)

Bedroom 17'1" x 7'7" (5.21m x 2.31m)

Bathroom 10;7" x 7'2" (3.05m;2.13m x 2.18m)

Bedroom 11'2" x 11'2" (3.40m x 3.40m)

#### Ensuite

#### Cellar

#### Outside

The front of the property has brick walled boundaries with wrought iron gate & railings. The rear garden which is westerly facing as brick walled and wooden fence boundaries with a roller shutter style door which opens to offer car parking for 2 vehicles. There is an area laid to lawn and paved patio. Range of mature shrubs and plants.

#### Tenure

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

#### Council Tax

Band E

#### EPC

Rated D

#### Mobile & Broadband

Up to 1800 Mbps are available and according to Ofcom across the 4 main networks the rating is 78% or higher.

#### School Catchment

My English medium primary catchment area is Severn Primary School

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. Croesevir ceisiadau.

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesevir 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







