

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MANDEVILLE PLACE
RIVERSIDE

MANDEVILLE PLACE

RIVERSIDE, CF11 6LA - £350,000

Welcome to Mandeville Place, Cardiff - a truly unique property that offers a rare opportunity in the area. This good size detached house boasts a generous 1,509 sq ft of living space, making it a spacious and comfortable home for you and your family. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The layout of this property is excellent, offering ample space for both social gatherings and quiet evenings in. With five well-proportioned bedrooms, this house provides the perfect setting for a growing family or those in need of extra space. Each room offers a comfortable and cosy atmosphere, ensuring that everyone has their own sanctuary to retreat to at the end of the day. The bathroom & shower room in this property add a touch of convenience and luxury, making busy mornings a breeze for the whole household. No more queuing for the shower - everyone can get ready for the day ahead without any hassle.

What truly sets this property apart is its detached status, a rare find in this sought-after area. Enjoy the privacy and tranquillity that comes with having no shared walls, giving you a sense of exclusivity and independence.

Don't miss out on this fantastic opportunity to own a piece of paradise in Cardiff. Contact us today to arrange a viewing and take the first step towards making this house your dream home.

5 bedroom(s) 2 bathroom(s) 1509.00 sq ft

- ENTRANCE HALLWAY
- UNDERSTAIR STORAGE
- LIVING ROOM
4.29m x 3.45m (14'1" x 11'4")
- DINING ROOM
3.48m x 2.97m (11'5" x 9'9")
- KITCHEN
5.56m x 2.87m (18'3" x 9'5")
- SHOWER ROOM
2.74m x 2.21m (9' x 7'3")
- FIRST FLOOR LANDING
- BEDROOM
4.60m x 3.51m (15'1" x 11'6")
- BEDROOM
3.45m x 2.87m (11'4" x 9'5")
- BEDROOM
3.48m x 2.87m (11'5" x 9'5")
- BATHROOM
1.91m x 1.85m (6'3" x 6'1")
- SECOND FLOOR LANDING WITH LANDING CLOSET
- BEDROOM
4.95m x 3.68m (16'3" x 12'1")
- BEDROOM
3.58m x 3.05m (11'9" x 10')

FRONTAGE
A front forecourt with brick wall and wrought iron railings.

REAR GARDEN
An east west facing rear garden with brick wall boundaries. A raised wooden decked area to the rear providing a sun trap on sunny days.

EPC
Rated E

COUNCIL TAX
Band E

TENURE
We have been advised by our seller client that the property is freehold your legal representative should confirm this.

CONSTRUCTION
Traditional brick built construction with pitched roof.

BROADBAND
According to Ofcom the highest available download speed is 1000Mbps.

MOBILE COVERAGE
According to Ofcom across the four main mobile providers for voice calls the reception is graded as likely.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	46	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Mandeville Pl, Canton, CRF

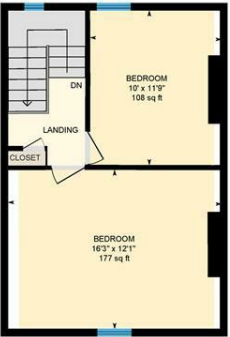
Main Building: Total Interior Area 1509.04 sq ft



Ground Floor



1st Floor



2nd Floor

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

