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CARDIFF VALE CAERPHILLY BRISTOL



Wells Street

RIVERSIDE



A recently upgraded, bay fronted, end terrace home which would make an ideal first home.

Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

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Comments by the Homeowner













Wells Street

Riverside, Cardiff, CF11 6DW

Asking Price

£275,000

3 Bedroom(s) | 1 Bathroom(s) | 1276.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Located on popular Wells Street, Cardiff is this delightful bay fronted three-bedroom end terrace house presents an ideal opportunity for first-time buyers. Spanning an impressive 1,276 square feet, this period property enjoys modern comforts, making it a perfect place to call home.

Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by recent upgrades that ensure a comfortable living experience. The spacious layout offers ample room for relaxation and entertaining, with a well-proportioned living area that flows seamlessly into the dining space. The kitchen is thoughtfully designed, providing both functionality and style, perfect for those who enjoy cooking and hosting.

The three bedrooms are generously sized, offering plenty of natural light and versatility for family living or guest accommodation. The bathroom is well-appointed, catering to the needs of a busy household.

One of the standout features of this property is its prime location. Situated close to a variety of amenities, residents will benefit from easy access to shops, cafes, and recreational facilities, transport links To Cardiff City Centre ensuring that everything you need isn't too far away.

This charming home is not only a wonderful place to live but also a sound investment for the future. With its blend of period charm and modern upgrades, it truly represents a fantastic opportunity for those looking to step onto the property ladder. Do not miss the chance to view this lovely home on Wells Street, Cardiff where comfort and convenience await.





Hall

Lounge 12'1 x 12'5 (3.68m x 3.78m)

Sitting Room 10'4 x 11'1 (3.15m x 3.38m)

Dining Room 8'1 x 9'4 (2.46m x 2.84m)

Utility Room 5'3 x 8'11 (1.60m x 2.72m)

Kitchen 6'8 x 11'4 (2.03m x 3.45m)

Bathroom

Bedroom 15'7 x 10'3 (4.75m x 3.12m)

Bedroom 10'2 x 8'5 (3.10m x 2.57m)

Bedroom 8'2 x 8'7 (2.49m x 2.62m)

Loft

Council Tax Band

Band D

School Catchment Areas

Kitchener Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Fitzalan High School
Ysgol Gymraeg Pwll Coch
Ysgol Gyfun Gymraeg Glantaf

Tenure

We have been advised the property is a freehold

EPC

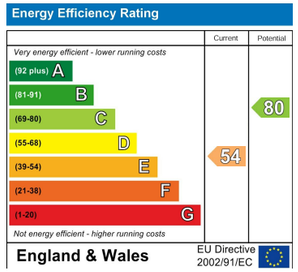
Rating E










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



