

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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TAFFS MEAD EMBANKMENT
GRANGETOWN

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GRANGETOWN, CF11 6RH - £450,000

Welcome to this stunning Victorian mid-terrace house located in the desirable Taffs Mead Embankment, Cardiff. This property boasts a generous 1,729 sq ft of living space, offering ample room for comfortable living. Upon entering, you are greeted by three reception rooms that provide versatile spaces for entertaining guests or relaxing with family. The property features four well-appointed bedrooms, perfect for a growing family or those in need of extra space. With two bathrooms, busy mornings will no longer be a hassle. The excellent presentation of this house ensures that you can move in and start enjoying your new home right away. Situated just a stone's throw away from Cardiff City Centre, this property offers the perfect blend of suburban tranquillity and urban convenience. Whether you're looking to explore the city's vibrant nightlife or enjoy a peaceful walk along the embankment, this location has it all.

Don't miss out on the opportunity to own this charming Victorian house in a prime location. Book a viewing today and envision the endless possibilities this property has to offer.

4 bedroom(s) 2 bathroom(s) 1729.00 sq ft

HALLWAY

LOUNGE
5.18m to bay x 3.94m into recess (17' to bay x 12'11" into recess)

DEN
3.86m x 3.45m (12'8" x 11'4")

LAUNDRY
1.93m x 1.83m (6'4" x 6')

DINING ROOM
5.49m x 3.89m to bay max (18' x 12'9" to bay max)

KITCHEN
3.48m x 3.20m (11'5" x 10'6")

LANDING

BEDROOM
5.89m x 5.28m (19'4" x 17'4")

BEDROOM
3.66m x 3.45m (12' x 11'4")

BATHROOM
2.26m x 2.06m (7'5" x 6'9")

BATHROOM
2.95m x 2.29m (9'8" x 7'6")

BEDROOM
3.48m x 3.20m (11'5" x 10'6")

TOP FLOOR BEDROOM
5.28m max x 4.72m max (17'4" max x 15'6" max)

GARDEN

An attractive west facing garden allowing plenty of sun during those summer months. A brick walled boundary with an area laid to lawn and a paved patio seating area.

EPC

Awaiting TBC

COUNCIL TAX

Band F

BROADBAND

According to Ofcom the broadband speed is up to 1000Mbps.

MOBILE VOICE SIGNAL

According to Ofcom the mobile voice signal is rated as likely.

CONSTRUCTION

The property is a Victorian mid terrace house made from traditional brick construction with pitched roof.

TENURE

We have been advised by our seller client that the property is Freehold your legal representative will confirm this.



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		
England & Wales		EU Directive 2002/91/EC

Taffs Mead Embankment, Riverside, CRF

Main Building: Total Interior Area 1728.65 sq 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.

iGUIDE