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MR HOMES
SALES & LETTINGS



Fitzhamon Embankment,
Riverside, Cardiff
CF11 6AN

Guide Price: £425,000 to £450,000
Freehold

Fitzhamon Embankment, Riverside. Cardiff. CF11 6AN

- DOUBLE BAY FRONTED - FOUR STOREY PROPERTY with 7 BEDROOMS
- INVESTMENT / DEVELOPMENT OPPORTUNITY
- OVERLOOKS THE PRINIPALITY STADIUM
- 2 RECEPTION ROOMS
- 4 BATHROOMS (5x W.c's)
- GROUND FLOOR BEDROOM with EN-SUITE
- BASEMENT HAS 4 ROOMS & A W.C
- SOUTH-WEST FACING REAR GARDEN & COURTYARD
- DOUBLE WIDTH ROLLER SHUTTER TO REAR LANE



PERFECT FOR INVESTMENT OPPORTUNITY

Guide Price: £425,000 to £450,000

4 STOREYS * 7 BEDROOMS * 2 RECEPTIONS * 4 BATHROOMS - 5 W.C's *
4 BASEMENT ROOMS *

OVERLOOKS THE RIVER TAFF & THE PRINCIPALITY STADIUM * NO CHSIN
FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Large Terraced Property, comprising in brief; BASEMENT:- 2x Basement Rooms with Utility, Door to Rear Garden with a Hallway & Staircase leading up to the GROUND FLOOR:- Entrance Hallway, Living Room, Dining Room, Kitchen, Bedroom 1, En-Suite, Staircase to the 1st Floor to; FIRST FLOOR:- - Split-Level Landing, Bedrooms 2, 3, 4, Utility Room, Shower Room & Family Bathroom, Staircase to; SECOND FLOOR:- - Bedrooms 5, 6, 7 & Shower Room. The Front Terrace is Enclosed. The Rear Garden & Courtyard has a Double Width Roller Shutter accessing the Lane off Plantagenet Street. - uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal LOGIC SYSTEM s30kw Combi-Boiler.



EPC Rating = Awaiting Assessment... Council Tax Band = E.

Don't miss the opportunity to make this property your own.

To submit your offer, speak to the Sales team at Branch or visit: www.mr-homes.co.uk/Make-an-Offer

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE
CONTACT MR HOMES: 02920 204 555 option 4**



Front Terrace - Enclosed

Entrance Hallway - Ground Floor

23' 0" x 4' 1" (7.01m x 1.24m)

Living Room with Bay Window - Ground Floor

17' 0" x 14' 10" (5.18m x 4.52m)

Bedroom 1 - Ground Floor

13' 3" x 11' 0" (4.04m x 3.35m)

En-Suite - Ground Floor

8' 4" x 4' 0" (2.54m x 1.22m)

Dining Room - Ground Floor

18' 0" x 11' 1" (5.48m x 3.38m)

Kitchen - Ground Floor

11' 0" x 9' 0" (3.35m x 2.74m)

Staircase to Basement Hallway

18' 0" x 3' 9" (5.48m x 1.14m)

Basement with Bay to Front

16' 0" x 14' 6" (4.87m x 4.42m)

Basement/ Utility

18' 9" x 15' 0" (5.71m x 4.57m)

Basement External 1

14' 0" x 10' 10" (4.26m x 3.30m)

W.c - Basement

6' 8" x 6' 0" (2.03m x 1.83m)

Basement External 2

11' 1" x 9' 0" (3.38m x 2.74m)

1st Floor Split-Level Landings

Bedroom 2 - 1st Floor

17' 0" x 10' 9" (5.18m x 3.27m)

Bedroom 3 - 1st Floor

14' 0" x 13' 3" (4.26m x 4.04m)

Bedroom 4 - 1st Floor

10' 0" x 7' 0" (3.05m x 2.13m)

Utility Room - 1st Floor

7' 6" x 7' 0" (2.28m x 2.13m)

Shower Room - 1st Floor

7' 6" x 5' 0" (2.28m x 1.52m)

Family Bathroom - 1st Floor

11' 1" x 7' 0" (3.38m x 2.13m)

Staircase to 2nd Floor Landing

9' 7" x 5' 0" (2.92m x 1.52m)

Bedroom 5 - 2nd Floor

14' 0" x 9' 2" (4.26m x 2.79m)

Bedroom 6 - 2nd Floor

12' 2" x 9' 0" (3.71m x 2.74m)

Bedroom 7 - 2nd Floor

10' 0" x 8' 10" (3.05m x 2.69m)

Rear Garden - SOUTH-WEST FACING



