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SALES & LETTINGS



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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



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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.mrhomes.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



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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