FOR SALE

# Wells Street

*Riverside, Cardiff, CF11 6DW*

RIVERSIDE, CARDIFF

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ASKING PRICE

## £275,000

3 BEDROOMS

1 BATHROOM

1,276 SQ FT

- THREE BEDROOMS
- CLOSE TO AMENITIES
- BOARDED LOFT
- IDEAL FIRST HOME
- RECENTLY UPGRADED
- MODERN KITCHEN
- BAY FRONTED END TERRACE

## THE PROPERTY

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.

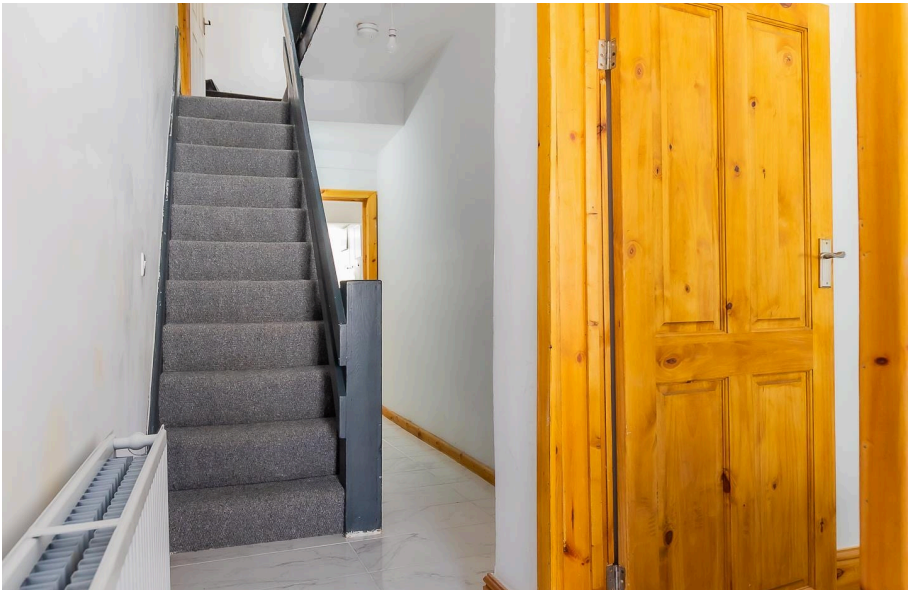
Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by recent upgrades that ensure a comfortable living experience. The spacious layout offers ample room for relaxation and entertaining, with a well-proportioned living area that flows seamlessly into the dining space. The kitchen 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.

INSIDE



## ACCOMMODATION

| | |
|---|---|
| LOUNGE | 3.68m x 3.78m |
| SITTING ROOM | 3.15m x 3.38m |
| DINING ROOM | 2.46m x 2.84m |
| UTILITY ROOM | 1.60m x 2.72m |
| KITCHEN | 2.03m x 3.45m |
| BEDROOM | 4.75m x 3.12m |
| BEDROOM | 3.10m x 2.57m |
| BEDROOM | 2.49m x 2.62m |

### 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*

| | |
|---|---|
| PROPERTY TYPE | HOUSE |
| INTERNAL AREA | 1,276 SQ FT |
| TENURE | FREEHOLD |
| COUNCIL TAX | BAND D · ABOUT £2,013 A YEAR<br>*Cardiff Council, 2026/27 estimate* |
| EPC RATING | 54 · POTENTIAL 80 |

## Wells Street

Total Area: 118.5 m² ... 1276 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

## Luke Trezise

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP


jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL


These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk