







6 Rhigos Gardens, Cathays, Cardiff, CF24 4LS

Price Guide £379,950

- Lovely mid-terrace house in sought-after location overlooking the Gardens.
- 3 double bedrooms and a well-appointed bathroom with shower.
- House of character with lots of period features.
- 2 spacious separate reception rooms and a fitted kitchen of good size.
- Delightful garden with a sun loggia and a garage with rear lane access.

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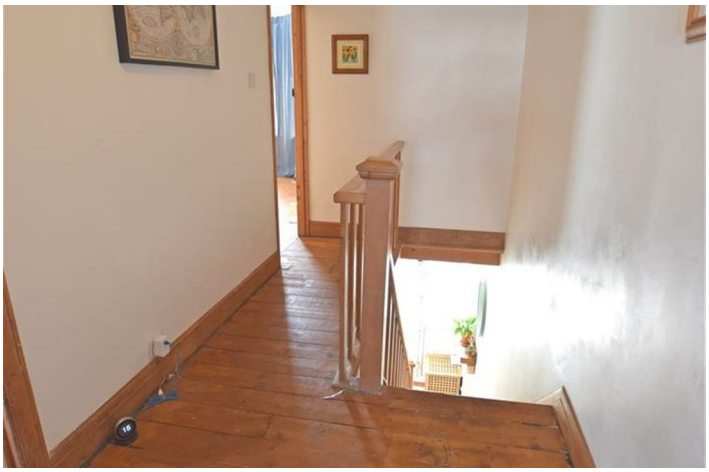
SPACIOUS HOUSE OF CHARACTER WITH PERIOD FEATURES. Overlooking the Gardens and close to Cardiff University is this deceptively spacious, Freehold mid-terrace house of character that retains some lovely period features. It is a double-bayed mid-terrace house with attractive facing brick elevations, and the roof is of slates. At the front is a pretty walled forecourt garden, and an arched entrance porch. At the rear is a delightful garden of good size that has a timber and brick-framed garden room, and there is a garage with rear vehicular lane access. There is also on-street parking with permits. The property has the benefit of gas central heating from a Worcester combi boiler situated in the kitchen and thermostat-controlled radiators virtually throughout. It is also double-glazed. The EPC Rating is D. The Council Tax Band is F. Natural Resources Wales consider the flood risk in the area as very low.

The area has a host of excellent local amenities within easy reach that include shops, stores and supermarkets on Crwys Road and Albany Road, junior and senior schools, excellent transport links, popular pubs, bistros and restaurants, a local library, parks and recreational facilities that include Maindy Leisure Centre and the beautiful Roath Park with its flower garden and boating lake, all close-by. It is also within easy reach of the city centre, Cardiff University, UHW, and is only a short drive from Eastern Avenue and Northern Avenue for access on to the M4.

3 1 2 D

Council Tax Band: F







Entrance Hall
Accessed via a double-glazed uPVC front door with an attractive inset stained-glass panel. Double-glazed side and overhead screens. Lovely period coloured stone tile floor. Central heating radiator. Gas meter cupboard. Understairs electric meter cupboard. Mains smoke alarm. Understairs cloaks/storage space. Stairs rise to the first floor.

Front Room
13'8" into bay x 11'10" max. approx
Double-glazed uPVC framed picture windows with top-hung casements, overlooking pretty Rhigos Gardens. Curtain rail and runners. Coved ceiling. Central heating radiator with thermostat control. Polished wood fireplace surround with marble hearth and inset coal-effect gas fire. Lovely polished wood-block flooring. Six power points. Stripped pine panel door to hallway.

Living Room
17'8" x 11'1" narrowing to 6'4" approx.
A lovely reception room of good size. Double-glazed uPVC casement window. Curtain pole and rings. Coved ceiling. Alcove bookshelves. Polished wood block flooring. Feature decorative leaded stained-glass internal window to the hall, Central heating radiator with thermostat. Telephone point. Coaxial aerial point. Twelve power points. Stripped pine glazed doors to hallway and kitchen.

Kitchen
14'7" x 9'7" max. approx.
Of good size and fitted with a range of beech-style units comprising of floor cupboards, drawers, and matching wall cupboards. Granite-effect worktops. Stainless-steel sink with chrome mono-bloc mixer tap. Stainless-steel Diplomat double oven. 4-ring stainless-steel gas hob. Electric extractor hood. Plumbing for washing machine and dishwasher. Wall-mounted Worcester combi gas central heating boiler. Period quarry tile floor. Black ceramic tile splashbacks to the worktops. Eleven power points and further appliance connections. Spotlight ceiling fitting. Mains smoke alarm. Central heating radiator with thermostat. Double-glazed uPVC picture window with top casement overlooking the rear garden. Double-glazed side casement window, and double-glazed rear door leading to the garden.

Landing
A lovely stripped balustraded staircase and return to a spacious landing. Stripped and polished floorboards. Central heating radiator with thermostat. Mains smoke alarm. Loft access. Power point.

Front Bedroom No. 1
17'10" x 13'6" narrowing to 8'5" approx.
A spacious double room with a bay window to the front looking on to the Gardens. Double-glazed uPVC picture and casement windows, and similar side window. Curtain rails and runners. Coved ceiling. Stripped and polished floorboards. Central heating radiator with thermostat control. Dimmer lighting controls. Telephone point and cable inlet sockets. Eight power points.

Middle Bedroom No. 2
11'3" x 11'6" max. approx.
Double-glazed picture and casement window overlooking the rear garden. Coved ceiling. Stripped and polished floorboards. Central heating radiator with thermostat. Wall shelf. Six power points.

Rear Bedroom No. 3
9'6" x 8'2" plus doorway alcove.
Double-glazed uPVC picture and casement window. Curtain rail and runners. Coved ceiling. Stripped and polished floorboards. Central heating radiator with thermostat control. 6 power points. Stripped pine panel door with glazed screen to the landing.

Bathroom
Well-appointed with a white suite comprising of a panelled bath with chrome thermostatic over-bath shower and bath-side shower screen. Pedestal wash-hand basin. Close-coupled WC. Half-tiled walls in white with full tiling around bath/shower. Tiled floor. Chrome heated towel rail/radiator with thermostat. Extractor fan. Spotlight ceiling fittings. Double-glazed casement window. Wall mirror.

Rear Garden
An attractive and well-established garden featuring a paved patio and threshold with well stocked walled flower and shrubbery borders. Mature trees, plants, and hedging. Steps leading

to a lawned section with small ornamental pond. Timber-edged borders and pathways. Rear pedestrian access to a vehicular service lane.

Integral Outside WC: With a low-flush toilet. Cold water tap. Timber-framed window.

Sun Loggia / Garden Room

Timber-framed structure with brick base walls and aluminium-framed windows. Polycarbonate sheet roof. Double doors open to the garden. Timber-framed side windows. Paved internal flooring.

Garage

Brick-built garage with corrugated asbestos sheet roof. Up-and-over door. Power and lighting. Metal-framed rear window. Side access door from the garden. Fitted shelving and workbench.

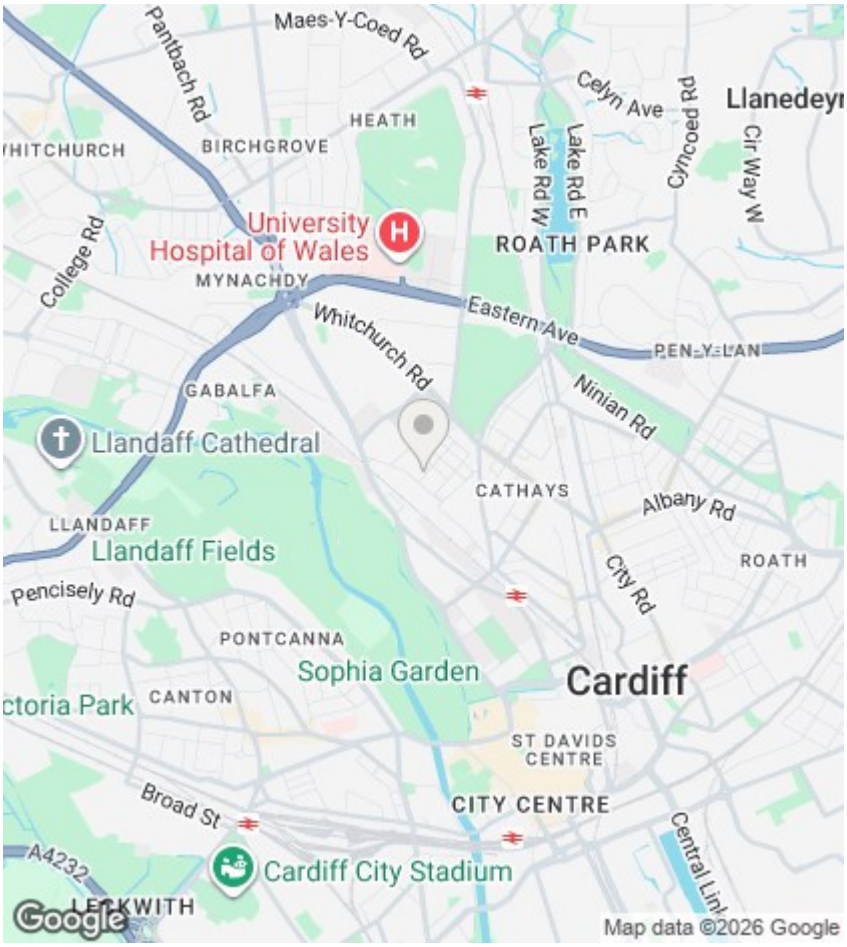












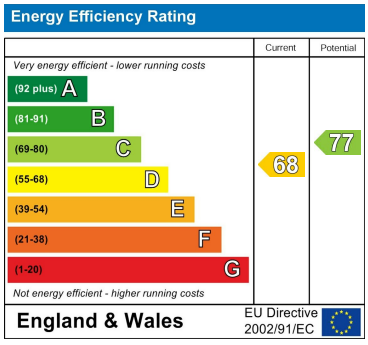
Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

D





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