

FREEHOLD



House - Semi-Detached (EPC Rating: D)

31 CHARLOTTE SQUARE, CARDIFF, CF14

6NE

Asking Price

£700,000



4 Bedroom House - Semi-Detached located in Cardiff

No Onward Chain

Welcome to Charlotte Square, a delightful four-bedroom home located in the highly desirable Rhiwbina area of Cardiff, offering the convenience of off-street parking. As you approach the property, the entrance porch welcomes you in, leading seamlessly into a spacious and inviting reception room. This room is a true highlight, featuring a beautiful fireplace as a warm focal point, perfect for cosy evenings. A second, generously sized reception room is ideal for family gatherings or entertaining. This room opens to the garden through sliding doors, offering a smooth indoor-outdoor flow.

To the rear, you'll find a spacious and well-equipped kitchen/diner, providing ample space for family meals and culinary activities. A door off the kitchen leads directly to the side of the property and into the large, private garden, which is an ideal setup for entertaining or enjoying alfresco dining.

Heading upstairs, you'll find four generously sized bedrooms, each offering comfort and versatility. One of the rooms benefits from built-in storage. The upper level also features a bright, spacious shower room that is

Additional Information

Type of home: Detached House

Tenure: Freehold

EPC Rating: D

Council tax band: G

Borough: Cardiff

Local Area

Rhiwbina is a highly sought-after area in Cardiff, known for its friendly community atmosphere and charming village feel. It offers an array of independent shops, cafes, and local amenities that create a vibrant, close-knit environment while preserving a sense of calm and greenery. The area boasts lovely parks and scenic outdoor spaces, perfect for walks and enjoying nature. Rhiwbina has a unique blend of modern conveniences and traditional charm, making it a favourite among those seeking tranquillity and a lively community spirit within easy reach of Cardiff's city centre.

Schools

Rhiwbina is well-regarded for its excellent selection of schools, making it a popular choice for families seeking quality education. The area offers a range of primary and secondary schools, each with a strong reputation for academic achievement and a commitment to student development. Local schools in Rhiwbina are known for their supportive learning environments, encouraging personal growth and academic success. Many offer a variety of extracurricular programs, allowing students to explore interests in sports, arts, and community service, which helps to foster a well-rounded educational experience.

Local Transport

Rhiwbina benefits from excellent transport connections,

making travel convenient within Cardiff and surrounding areas. The area is well-served by reliable public transport, providing quick and easy access to Cardiff city centre and nearby suburbs. Regular bus routes connect Rhiwbina to various destinations, while nearby rail services offer further commuting options. For those travelling by car, major roads are accessible, allowing for smooth journeys in and out of the city. Rhiwbina's well-connected transport network makes it an ideal location for residents who value convenience and accessibility.

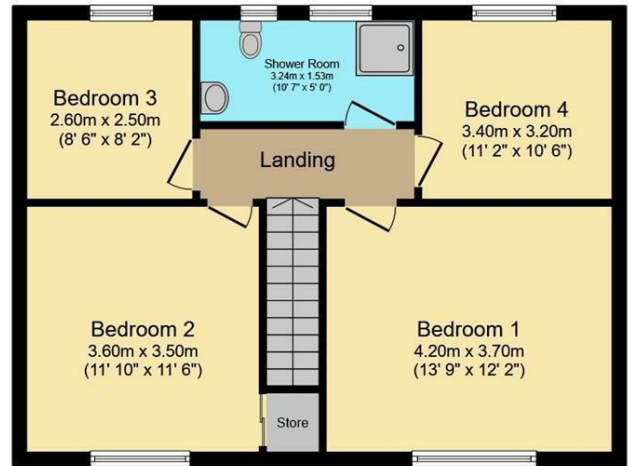
Material Information Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please contact us directly if you'd like a link or PDF sent to you.

NTSELAT Approved





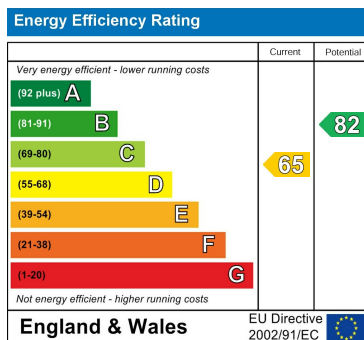
TOTAL: 121.4 m² (1,307 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Council Tax Band

G

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.