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13 Roath Court Road, Roath, Cardiff, CF23 3SD

£475,000

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02920 462246
albanyroad@peteralan.co.uk



A substantial gable fronted four bedroom hall to hall style end of terrace house, occupying a charming position on the corner of Roath Court road with private sunny gardens, and available with no chain.

This house of character provides generous and versatile living space, at one time split into two flats, but recently converted back by the present owners to form a spacious home well situated within walking distance to Albany Road, Wellfield Road and the City centre.

The property benefits gas heating with panel radiators and a modern Baxi Combi boiler replaced in 2018, and annually serviced, a modern slate roof replaced circa 1990, and many original period features including mosaic tiled floors, traditional pine panel doors, cornice and panelled ceilings, and three imposing original character fire places.

The well-designed living space comprises an open fronted entrance porch, an entrance hall, a front lounge with wide bay window, a separate dining room, a kitchen and breakfast room with an original welsh dresser, an outer hall, a ground floor bathroom with a period style suite with free standing roll top bath and separate shower cubicle, whilst on the first floor there are four bedrooms and a family bathroom.

The rear gardens benefits a useful side a gate, and are very private and walled, screened for privacy by garden trees and hedgerow.

Must be seen!

Location

Also close by are further local parks within Penylan including Roath Mill Gardens and Waterloo Gardens. Local amenities also include the Roath Park Tea Rooms, Waterloo Gardens Post Office, Penylan Pantry, Penylan Bowling Club, and the Church of St Edward King and Confessor located along Westville Road. Within a short driving distance is an exit off Llanedeyrn Road onto Eastern Avenue, allowing fast travel from East to West Cardiff, the M4, Newport and Bristol.

The local primary schools are excellent and Marlborough primary school falls within and taken together form the catchment area of Cardiff High School. In addition to the English-medium community provision Ysgol y Berllan Deg and Ysgol y Wern are the Welsh-medium primary schools serving the local area under consideration and are in the Ysgol Bro Eder and Ysgol Glantaf catchment for high school respectively.





Local Shops

Within a short walk is the very popular Wellfield Road shopping centre with its extensive range of local shops and stores including Fab, a ladies fashion shop, Accessory Box which sells a range of fashion accessories, Barclays Bank Plc, Bentley's a café, Central Pharmacy, Cut Above is a unisex hairdresser offering a range of hairstyles, haircare products and other hair services, Derek Freye is a dry cleaners offering a range of cleaning and other clothing and linen services. Errol Willy is a unisex hairdresser offering a variety of men's and women's hair services, File & Style is a beauty salon providing various pampering services and beauty treatment, Himalaya Restaurant is an Indian restaurant serving a selection of curry and other spicy foods which are traditionally eaten in India, and a new edition is Joe's Ice Cream parlour.

Ground Floor

Entrance Porch

Open fronted, elegant arched entrance, original tiled walls, high cornice ceiling, mosaic tiled threshold.

Entrance Hall

Approached via a part panelled front entrance door leading to a hallway of character with a wide single flight staircase with dado rail, original mosaic tiled flooring, radiator, cornice ceiling.



Front Lounge

13' 5" x 12' (4.09m x 3.66m)

Inset with a wide splayed bay with original panelling and sash cord windows with outlooks on to Roath Court Road. High corniced panel ceiling, picture rail, large radiator, contemporary fireplace with hearth, stripped pine flooring.

Dining Room

12' 8" x 10' (3.86m x 3.05m)

Approached via a traditional style pine panel door inset with upper lights, PVC double glazed window with a rear garden outlook, radiator, high corniced ceiling with picture rail.

Kitchen and Breakfast Room

13' 10" x 10' 4" (4.22m x 3.15m)

Fitted along two sides with a range of light pine panel fronted floor units beneath solid wood work surfaces incorporating a white Belfast sink with chrome mixer taps and wood drainer, Flavel range cooker with a ceramic tiled surround and a canopy style extractor hood, space with plumbing for a washing machine, wall mounted Baxi gas fired central heating boiler (combi under warranty for 4-5 years), original tiled flooring throughout, elegant full height Welsh dresser, two sash cord windows with a side garden aspect, double radiator, high ceiling, space for the housing of a fridge freezer, access to a useful under stair storage cupboard.



Outer Hall

Approached via an original traditional style panel door leading to an outer hall with a stable door providing access to the side and rear gardens, dado rail, high ceiling, built-in cupboard.

Bathroom One

10' 5" x 6' 5" (3.17m x 1.96m)

Walls largely ceramic tiled in a retro design, large freestanding roll top bath with chrome mixer taps and chrome mixer shower fitment, shaped pedestal wash hand basin, W.C. with overhead cistern with chrome fittings and china handle, separate ceramic tiled shower with shower unit and rail and curtain over, ceramic tiled flooring, contemporary radiator, PVC double glazed patterned glass window to side, traditional style pine panel door to outer hall.

First Floor Landing

Approached via a single flight staircase with hand rail and dado rail leading to a spindle balustrade main landing, radiator, original panel fronted landing cupboard, access to roof space via a drop down aluminum ladder, electric light, large open roof space void ideal potential for a loft conversion subject to building regulation and planning permission. Small area boarded.



Bedroom One

16' x 13' 8" (4.88m x 4.17m)

A large and bright elegant bedroom, inset with a wide splayed bay with four sash cord windows with elevated outlooks on to Roath Court Road, further sash cord window to front, handsome original character fireplace with cast iron grate and original tiled surround and hearth, high ceiling with picture rail, double radiator, traditional style original pine panel door to landing.

Bedroom Two

12' 4" x 10' 6" (3.76m x 3.20m)

Independently approached from the landing via an original traditional style pine panel door leading to a further double size bedroom, inset with a charming character fireplace with cast iron grate and original tiled surround and hearth, radiator, two alcoves, timber casement sash cord window to rear.

Bedroom Three

10' x 10' 5" (3.05m x 3.17m)

Independently approached from the landing via an original traditional style pine panel door leading to a further double size bedroom, inset with a sash cord window with a rear garden outlook, radiator, high ceiling.

Bedroom Four

7' 6" x 7' 4" (2.29m x 2.24m)

Currently equipped as a kitchen with a full range of panel fronted floor and eye level units along two sides together with round nosed laminate patterned worktops,

incorporating a stainless steel sink with chrome mixer taps and drainer, integrated Candy four ring electric hob with a built-in Candy fan assisted electric oven, concealed extractor hood, part ceramic tiled walls, space for a low level fridge, stripped pine flooring, original Victorian fireplace in cast iron, sash cord window to side, further built-in storage cupboard.

Bathroom

White suite period style original to the house, comprising original cast iron roll top bath, mounted wash hand basin (Superform), W.C. with overhead cistern, part panelled walls, sash cord window to side, radiator, corner vanity unit. Original traditional pine panel door to landing.

Outside

Four Court Front Garden

For courted front garden, enclosed by low brick built boundary walls, inset with garden trees providing screens of privacy, and inset with a foot path leading to the open fronted porch.

Rear Gardens

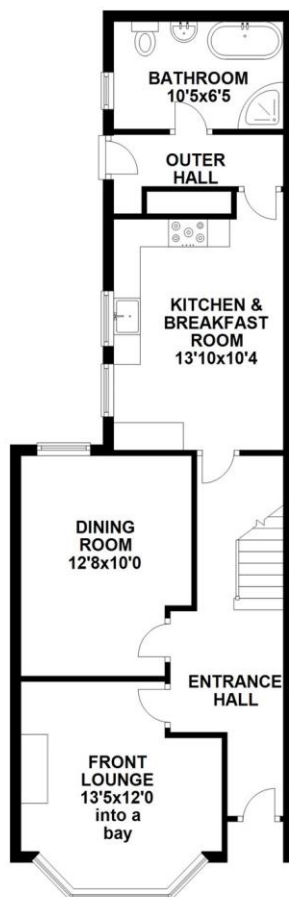
A very private rear garden, level and walled, afforded considerable privacy by means of screens of tress, laid to lawn beyond a stone finished side garden, and inset with a useful garden gate that provides access to Roath Court Place.







GROUND FLOOR 647 SQUARE FEET
Approx. 60.1 sq. metres (647.0 sq. feet)



FIRST FLOOR 648 SQUARE FEET
Approx. 60.3 sq. metres (648.9 sq. feet)



Total area: approx. 120.4 sq. metres (1295.9 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.