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93 Windermere Avenue, Roath Park, Cardiff, CF23 5PS.

£575,000

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A very traditional four bedroom larger style semi-detached family home, built circa 1955, with cavity elevations finished in render, the front inset with a two storey semi-circular bay, all beneath a pitched roof covering.

This spacious and versatile property fronts highly regarded tree lined Windermere Avenue, just a stones throw from the wonderful Scenic Roath Park Lake, and walking distance of both Heath Park, The University Hospital of Wales and both Heath High Level and Heath Low Level, which provide fast and economic travel to Cardiff Queen Street and Cardiff Central. This charming home benefits four very good-sized bedrooms and two bathrooms, one being ensuite. The property also includes an open plan fully fitted kitchen and dining room (22'8 x 16'9), installed in 2013 by Magnet Kitchens, with integrated appliances and new stylish aluminium double glazed 2013 bi-folding doors and windows which open onto a westerly facing rear garden, which benefits glorious sun throughout the summer.

The living space also includes an entrance porch, an entrance reception hall with wood block floors, a downstairs cloak room with wc approached from the hall, and a 14 FT utility room. A well-designed loft conversion was completed in 2010 with building regulation approval, whilst gas heating includes a modern Potterton Combi boiler installed in 2012. A further major improvement includes a full re-wire with documentation available completed in 2005.

## Location

The property is within easy walking distance to both Heath High level and Heath low Level Railway Stations, allowing fast and economic travel to Queen Street and Cardiff Central.

Also within walking distance is The University Hospital of Wales, Heath Park with its stunning Tennis Courts, Its Pitch & Put golf course, its children's playground and its wonderful open playing fields.

Also, within walking distance is Rhydypenau Crossroads shopping centre, Lakeside Shopping Centre, and both the Roath Park Flower Gardens, Botanical Gardens and Wild Gardens.

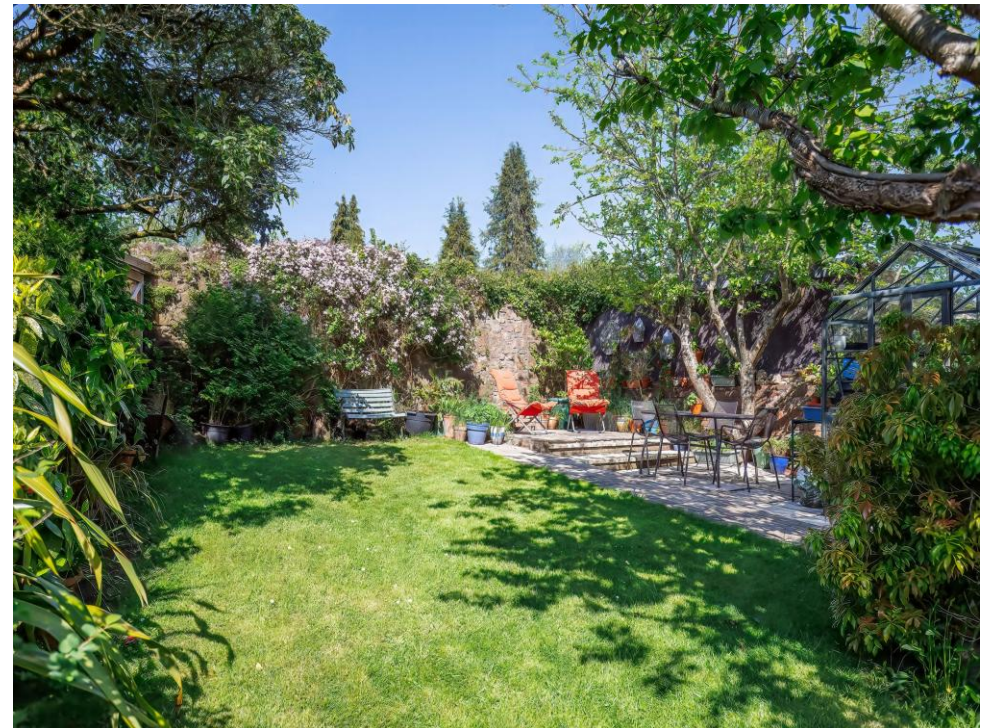
Local restaurants also include Villaggio Lakeside, an Italian located on Fidas Road, Lake Spice an Indian Restaurant located on Lake Road West, The Discovery Public House and Restaurant located on Celyn Avenue, Bodega Tapas Bar and Restaurant located on Clearwater Way, and Ballers Hand Stretched Pizza Restaurant also located on Clearwater Way in Lakeside.

A very impressive home with versatile and generous living space, located on a superb private road, away from busy passing traffic. Must be seen!

## Ground Floor

### Entrance Porch

Approached via two storm doors inset with patterned glass leading to an enclosed porchway with a tiled threshold.





### Entrance Hall

13' 1" x 9' 5" ( 3.99m x 2.87m )

An impressive and spacious reception hall with original woodblock flooring, high coved ceiling, double radiator, and a returning carpeted staircase with a useful under stairs cloaks hanging cupboard. Patterned glass timber casement window to side, approached from the entrance porch via a panelled entrance door inset with patterned glass with matching side screen and overhead windows.

### Downstairs Cloakroom

White suite with tiled floor and part tiled walls comprising w.c(Roca), wall mounted wash hand basin with chrome mixer taps and pop up waste, patterned glass timber casement window to side, radiator, approached from the entrance hall via a white traditional style panel door.

### Front Lounge

18' x 12' 10" ( 5.49m x 3.91m )

Approached independently from the entrance hall via a white traditional style panel door leading to a sizeable front lounge 18 ft deep into a semi circular bay inset with timber casement clear glass windows with outlooks onto the tree lined frontage road, woodblock flooring throughout, high coved ceiling, large radiator, large alcoves, one fitted with extensive bookshelves,



contemporary fireplace with marble hearth and surround inset with living flame coal effect gas fire. Square opening with pocket doors leading into...

### Kitchen And Dining Room

22' 8" x 16' 9" ( 6.91m x 5.11m )

Narrowing to 11 ft 8. Well fitted with a Magnet fully equipped kitchen installed circa. 2013 with laminate patterned round nosed work surfaces incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, integrated AEG four ring induction electric hob, integrated AEG competence double oven, integrated larder fridge, integrated AEG dishwasher, soft closing doors and drawers, custom made cutlery compartments, deep pan drawers with concealed cutlery drawers, high gloss floor and eye level units with slimline chrome handles, wide aluminum double glazed replacement window with a pleasing rear garden outlook, further pitched seal double glazed clear glass roof window providing extensive natural light, tiled flooring within the kitchen, woodblock flooring within the dining area, double radiator, kitchen ceiling with spotlights, coved ceiling within dining area, fitted breakfast bar, aluminum double glazed bi-folding doors opening onto a sun trap private rear patio with wood sleeper foot steps leading onto a well tendered main lawn all enclosed for privacy with further patios strategically placed at the bottom of the rear garden.



Within the kitchen is a concealed Potterton gold combi HE boiler installed circa. 2012.

### Utility Room

14' 6" x 4' 4" ( 4.42m x 1.32m )

Approached independently from the kitchen, with space for a washing machine, space for the housing of a tumble dryer, laminate work surface, white Belfast sink(Armitage Shanks), chrome hot and cold taps, space for the housing of an upright fridge freezer, two Velux double glazed windows, double glazed PVC patterned glass outer door providing access to the side of the property.

### First Floor

#### Landing

Approached via a carpeted returning staircase leading to a first floor landing, inset with a replacement PVC double glazed window with side aspect.

#### Bedroom One

18' x 12' 10" ( 5.49m x 3.91m )

Approached independently from the landing a large master bedroom inset with a wide semi circular bay window with an overall depth measurement to this room being 18 ft. Windows with outlooks onto the tree lined



frontage road, double radiator, two wide alcoves, further useful built in single wardrobe providing 2 ft extra storage depth.

### Bedroom Two

12' 10" x 11' 2" ( 3.91m x 3.40m )

Approached independently from the landing, leading to a double sized bedroom, inset with a white PVC double glazed window with a pleasing rear garden outlook, two built in wardrobes, providing an additional 2 ft storage depth, radiator.

### Bedroom Three

9' 1" x 9' 5" ( 2.77m x 2.87m )

Approached independently from the landing leading to a very good sized third bedroom potentially a double, inset with timber casement windows with outlooks onto the treelined frontage road, high coved ceiling, double radiator.

### Family Bathroom

9' 6" x 6' 3" ( 2.90m x 1.91m )

Approached independently from the landing, white suite with tiled floor and part tiled walls comprising panel with chrome mixer taps, w.c(Roca), pedestal wash hand basin with chrome mixer taps and pop up waste(Roca), separate large fully tiled shower cubicle with chrome



shower unit and clear glass shower screen and shower door. Coved ceiling with spotlights, replacement patterned glass PVC double glazed window to rear, stylish chrome vertical towel rail/radiator.

### Second Floor

#### Landing

Sizable landing. Equipped with ample space for a work station if required, access to useful eaves roof storage space, large shaped double glazed window to side, Velux double glazed window to rear with blackout blind.

#### Bedroom Four

18' 9" x 13' 7" Max ( 5.71m x 4.14m Max )

A supersized loft conversion professionally added and complete with building regulation approval, equipped with double glazed windows with elevated outlooks across the sunny rear gardens, two Velux double glazed windows to front each with blackout blinds, high ceiling with spotlights, double radiator, access to useful roof eaves storage space, further walk in wardrobe 4 ft 8 deep x 4 ft wide with electric light and hanging space.

#### En Suite Shower Room

Modern white suite with tiled floor and part tiled walls comprising large shower cubicle with chrome shower



unit and clear glass shower door, shaped wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit with white high gloss doors with slimline handles, w.c with concealed cistern, Velux double glazed window with blind, air ventilator, stylish vertical towel rail/radiator.

### Outside

#### Front Garden

Laid to lawn inset with paved entrance path leading to a paved threshold.

#### Entrance Drive

Private off street vehicular entrance drive.

#### Rear Garden

A delightful sunny rear garden westerly facing with sun throughout the day comprising of a well established and well tendered main lawn inset to the rear of the garden with a paved patio area and a sun terrace, whilst a further sun terrace is approached from the bi-folding doors that open from the kitchen dining room, and lead to a very private sun trap with a contemporary wood sleeper stepped row of steps that leads onto the main lawn. The garden affords privacy and security with



mature borders of shrubs and plants, with brick built boundary walls lined with climbing plants.

### **Garage**

18' approx x 8' 5" approx ( 5.49m approx x 2.57m approx )  
Approached via locked double doors from the front and to the side via PVC double glazed courtesy door.

### **Side Garden**

There is an access side garden with decorative gate and brick built boundary wall providing access for wheelie bins from the front drive to the rear garden. Outside light.



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