

KNIGHTS



Residential & Commercial Sales and Letting Agents



Sandringham Road

Cardiff, CF23 5BH

£530,000

KNIGHTS are delighted to offer this wonderful Edwardian home situated on Sandringham Road in Cardiff. Located opposite the Roath Brook Gardens, it is an ideal family home in need of slight updating. On viewing this Edwardian property, you cannot fail to be impressed with the spacious hallway, showcasing the original terrazzo flooring. In the perfect location to escape the city centre whilst still being within walking distance to all amenities. Easy access to nearby schools, Cardiff City Centre and the M4 Corridor.

Property briefly comprising; Forecourt, Grand entrance Hallway, Two large reception rooms, Breakfast room, Kitchen to the ground floor. Four bedrooms, Bathroom, Boiler room and W/C to the first floor. Enclosed south facing garden with W/C and outside storage.

Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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FORECOURT

Enclosed forecourt with Edwardian sculpted pillars and hedging. Original Edwardian flooring.

ENTRANCE

Via original door leading into;

HALLWAY

Feature decorative stained glass window to the front elevation. Original features including; Covings to ceiling, Dado rail, Deep skirting and staircase rising to first floor landing with fitted carpet and understairs storage cupboard below. Smoke detector. Polished terrazzo flooring. Doors off to all rooms.

RECEPTION ROOM ONE

16'2" x 13'7"

Large original bay sash windows to the front elevation looking onto the Roath Brook Gardens. Covings to ceiling. Picture rail. Deep skirting. Feature fireplace with gas fire in situ. Radiator. Exposed wooden floorboards.

RECEPTION ROOM TWO

13'10" x 10'4"

Covings to ceiling. Picture rail. Feature fireplace. Radiator. Exposed wooden floorboards. Original double doors leading to;

GLAZED PORCH

6'10" x 5'2"

Door and window to the rear elevation overlooking and leading to rear garden. Power points and lighting. Original black and white tiling to floor.

BREAKFAST ROOM

11'3" x 10'5"

Original sash window to the rear elevation. Covings and ceiling rose. Wood panelling to dado height. Feature fireplace with fire in situ. Built in display unit. Radiator. Original tiling to floor. Door into;

KITCHEN

9'10" x 8'9"

Windows to both side elevations and door overlooking and leading to the rear elevation. Covings to ceiling. Dated fitted kitchen including, range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in oven with four ring gas hob above. Tiling to splash back areas. Ample space and plumbing for under counter white goods and upright fridge/freezer. Radiator. Tile effect flooring.

Kitchen in need of updating

FIRST FLOOR LANDING

Window to the side elevation providing natural lighting. Covings to ceiling. Smoke detector. Access to loft space via drop down ladder. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

16'2" x 13'7"

Large original bay sash window to the front elevation overlooking the Roath Brook Gardens. Covings to ceiling. Deep skirting. Radiator. Exposed wooden floorboards.

BEDROOM TWO

13'11" x 10'4"

Original sash window to the rear elevation. Covings to ceiling. Original fireplace. Radiator. Fitted carpet.

BEDROOM THREE

10'5" x 8'2"

Original sash window to the rear elevation. Feature fireplace. Radiator. Fitted carpet.

BEDROOM FOUR

8'1" x 7'4"

Original double doors to the front elevation overlooking and opening onto the balcony. Covings to ceiling. Exposed wooden floorboards.

BOILER ROOM

4'1" x 3'5"

Original window to the side elevation. Wall mounted Ideal combination boiler.

BATHROOM

10'9" x 6'7"

Original obscure sash window to the rear elevation. Tiling to splash back areas. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with twin taps over and bath with mixer tap and mixer shower over. Radiator. Vinyl wood effect flooring.

W/C

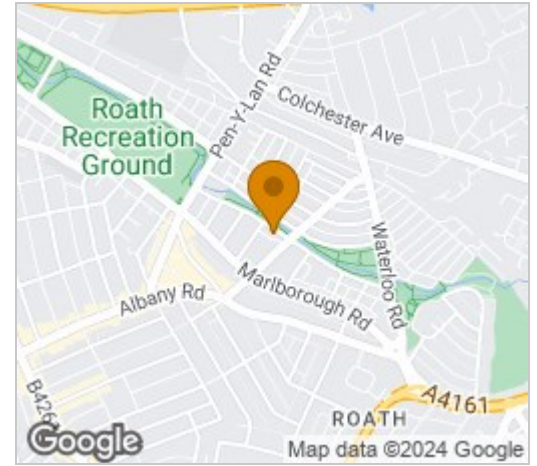
4'10" x 2'7"

Original obscure sash window to the rear elevation. Low level W/C. Vinyl wood effect flooring.

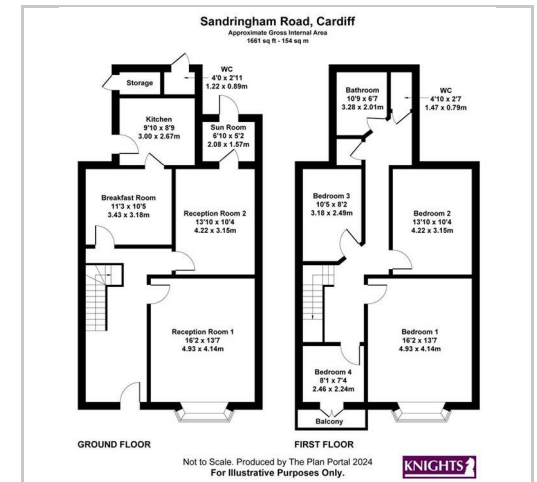
REAR GARDEN

South facing garden enclosed with brick walls. Wooden gate to the rear giving access to the lane. Large storage space and W/C.

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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