



64 Partridge Road

Roath, Cardiff, CF24 3QY

Asking Price £475,000

HARRIS & BIRT

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A beautifully presented large three double bedroom semi detached family home. The property comprises of entrance hall, lounge, dining room/office, a modern kitchen and a large rear lounge/sitting room, w/c to the ground floor. To the first floor there are three great sized double bedrooms and a very well presented large family bathroom with roll top bath. A good sized patio garden along with a wooden shed and pagoda. This is an ideal family home and must be viewed to be appreciated.

Partridge Road is a short walk from the City centre, conveniently located near bus and rail links, shops, cafes and all that the city centre has to offer.



Accommodation

Ground Floor

Entrance Hall 7'7" x 11'11" (2.31m x 3.63m)

Entered via Composite Eco glaze front door with opaque vision panels into open entrance hall fitted in 2024. Victorian tiled floor. Skimmed walls with dado rail and coved and skimmed ceiling. Radiator. Doorways to lounge, rear lounge and dining room. Stairway leads up to the first floor, storage space understairs. Storage cupboards above fitted coat hooks and meter cupboard.

Lounge 16'11" x 14' 7" (5.16m x 4.27m 2.13m)

Entered via Oak panelled and glazed door, large and light lounge with carpeted flooring, high skirting boards, skimmed walls and ceilings, picture rail, coved and skimmed ceiling, three double glazed UPVC windows to front elevation, pendant light, stone hearth and surround, wood or coal burning open fire.

Dining Room/Office 12'10" x 11'0" (3.91m x 3.35m)

Wooden flooring, large skirting boards, skimmed walls, coved and high skimmed ceilings, double wooden doors with glazed panels to kitchen, radiator. Pendant light. wooden fire surround.

Kitchen 8'4" x 14'1" (2.54m x 4.29m)

A sleek modern kitchen, tiled flooring, with marble work surfaces with sink drainer cut in, a wide range of base and eye level kitchen cupboards, one and a half sink stainless steel sink. Appliances includes full size built in dishwasher, Neff four ring induction hob with extractor hood, Neff oven and grill, Neff built in microwave space for American fridge/freezer. Skimmed walls and ceiling, Velux window and UPVC double glazed Ecogaze French doors installed in Sept 2024, to rear garden. The boiler is a Worcester Boiler and is seven years old and is neatly hidden behind a wall cupboard.

Rear Lounge/Dining Room 10'5" x 27'3" (3.18m x 8.31m)

A large rear lounge, with wooden flooring, skimmed walls and ceiling, pendant ceiling light, two UPVC double glazed windows to the side elevation installed September 2024 and UPVC double glazed French doors with side glazed panels through to the rear garden.

Downstairs WC 3'6" x 5'8" (1.07m x 1.73m)

Vinyl effect flooring, skimmed walls and ceiling, pendant lighting, low level wc, wash hand basin, UPVC double glazed window to side elevation.

First Floor

Landing 7'3" x 14'3" (2.21m x 4.34m)

Carpeted flooring, skimmed walls and ceilings, pendant lighting,

Master Bedroom 10'5" x 12'7" (3.18m x 3.84m)

Carpeted flooring, skimmed walls and ceiling, pendant lighting, UPVC double glazed window to side elevation. Door leading to:

En-Suite 7'2" x 3'1" (2.18m x 0.94m)

Bi-folding door to en-suite, vinyl effect flooring, skimmed walls and ceiling, shower cubicle which is tiled from floor to ceiling, wall hung wash hand basin, towel radiator and spotlight ceiling.

Bedroom Two 13'2" x 11'9" (4.01m x 3.58m)

Wood flooring, skimmed walls, picture rail, skimmed and coved ceiling, pendant lighting, UPVC double glazed window to rear elevation.

Bedroom Three 8'5" x 11'4" (2.57m x 3.45m)

Wood flooring, skimmed walls, skimmed and coved ceiling, pendant lighting, UPVC double glazed window to front elevation. Build in fitted wardrobe and pull down ladder hatch to the attic which is boarded.

Bathroom 7'1" x 9'0" x 4'7" x 9'1" (2.16m x 2.74m x 1.40m x 2.77m)

Vinyl effect flooring, skimmed walls and ceilings, separate walk in shower, extractor fan, towel radiator, low level wc, small opaque UPVC double glazed window to front elevation and further large opaque UPVC double glazed window to front elevation. pedestal wash hand basin, second towel radiator and small wall radiator, cast iron roll top bath with shower mixer tap handset.

Outside

The front garden is paved and walled. The rear garden is paved, has many mature plants and potted plants, a double wood summer house and a solid wood pagoda. The garden is walled with street access via door to the side.

Services

The property is serviced via mains gas, electricity, water and drainage.

Worcester boiler which is seven years old and is serviced yearly. The chimney in the lounge has been swept annually, but the second chimney in the dining room has not been used.

Directions

From our office on Caerphilly Road, turn right onto Maes-Y-Coed Road, left onto Heathwood Road, right onto Heath Park Avenue, left onto Highfield Road, right onto Lake Road West, at the roundabout take the second exit onto Ninian Road, continue onto Marlborough Road, turn right onto Trafalgar Road, continue onto Princes Street, turn right onto Oakfield Street, Oakfield Street turns left and becomes Snipe Street, and lastly turn left onto Partridge Road.







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GROSS INTERNAL AREA
FLOOR 1 936 sq. ft. FLOOR 2 204 sq. ft. FLOOR 3 452 sq. ft.
TOTAL : 1,592 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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