



**Windermere Avenue, Roath Park Cardiff CF23 5PQ**

**welcome to**

## **Windermere Avenue, Roath Park Cardiff**

A THREE BEDROOM TRADITIONAL double bay fronted SEMI DETACHED family home, with some original features, set in this sought after location of ROATH PARK, Cardiff. The property is within Rhydypenau Primary School and Cardiff High School catchment. An ideal family home which deserves internal inspection

### **Ground Floor**

#### **Entrance**

Original stained glass door into:

#### **Hallway**

Stairs rising to first floor, wood parquet flooring, radiator and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to side aspect.

#### **Lounge**

15' 5" Max x 12' 10" Max ( 4.70m Max x 3.91m Max )  
Double glazed bay window to front aspect, fireplace, parquet wooden flooring and picture rail.

#### **Reception Area Two**

14' 7" x 11' 9" ( 4.45m x 3.58m )  
Three double glazed windows to rear aspect, wood burner, upright radiator, laminate flooring and open plan with kitchen.

#### **Reception Area Three**

12' 1" x 8' 2" ( 3.68m x 2.49m )  
Double glazed window to rear aspect, spotlights, radiator, laminate flooring, double glazed Skylight to rear and double glazed French doors providing access to rear garden.

#### **Kitchen Area**

10' 7" x 8' 2" ( 3.23m x 2.49m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, freestanding island with electric hob, integrated oven and grill, washing machine, dishwasher and fridge/freezer, spotlights laminate flooring and double glazed obscured window to side aspect.

#### **First Floor**

#### **Landing**

Double glazed window to side aspect, loft hatch and doors providing access to:

#### **Bedroom One**

15' 4" Max x 11' 11" Max ( 4.67m Max x 3.63m Max )  
Double glazed bay window to front aspect, radiator, fireplace and picture rail.

#### **Bedroom Two**

14' 6" Max x 11' 11" Max ( 4.42m Max x 3.63m Max )  
Double glazed window to rear aspect, radiator, fireplace, picture rail and built in wardrobe.

#### **Bedroom Three**

8' 2" x 8' 2" ( 2.49m x 2.49m )  
Double glazed window to front aspect, radiator and picture rail.

#### **Bathroom**

Fitted with a four piece suite comprising separate bath, shower cubicle, WC, wash hand basin, heated towel rail, vinyl flooring, spotlights and double glazed windows to side and rear aspect.

### **Outside**

#### **Front**

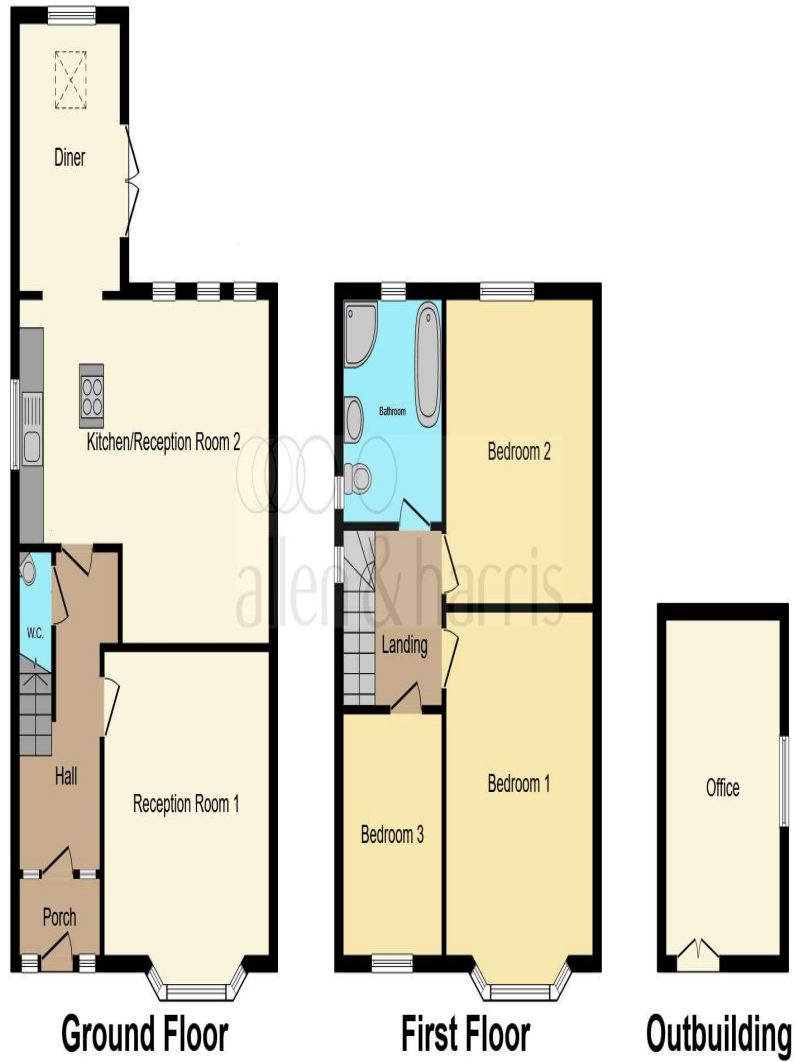
Area laid to lawn with paved path leading to front entrance. Driveway providing off street parking to side.

#### **Rear Garden**

Enclosed, mainly laid to lawn with approx. (7ftx7ft) metal shed to remain.

#### **Detached Converted Garage**

Currently being used as a 'den' with French patio doors.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)





**welcome to**  
**Windermere Avenue,**  
**Roath Park Cardiff**

- Traditional Bay Fronted Semi Detached Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen Area and Two Reception Areas
- First Floor Bathroom

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£550,000**



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Property Ref:  
ROA113146 - 0004

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