



**Partridge Road, Roath Cardiff CF24 3QY**

**welcome to**

## **Partridge Road, Roath Cardiff**

A beautiful family home situated in this tree lined road with excellent sized living space offering a wealth of original features. The home has been beautifully kept by the current owners so ideal for those looking to move straight into something! internal inspection is a must!

### **Ground Floor**

#### **Entrance**

Via a composite front door with obscure glazed panels into:

#### **Hallway**

A lovely welcoming hallway with wide staircase rising to the first floor, bespoke cloak stand, radiator, dado rail, original tiled flooring, coved ceiling, oak panelled door into:

#### **Lounge**

16' 11" into bay x 14' 7" Max ( 5.16m into bay x 4.45m Max )  
Double glazed bay window to front aspect, stone built fireplace, coved ceiling and picture rail.

#### **Dining Room**

12' 10" x 11' 1" ( 3.91m x 3.38m )  
Stripped wooden floorboards, coved ceiling, radiator, wooden feature fireplace and double glazed wooden door to kitchen.

#### **Kitchen**

14' 1" x 8' 4" ( 4.29m x 2.54m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink drainer cut in to the work surface, integrated 'Neff' four ring induction hob with extractor hood, 'Neff' oven, grill and microwave, integrated dishwasher and boiler beneath cupboard (fitted in 2018). Double glazed french doors leading to the rear garden.

#### **Rear Reception (formerly Two)**

27' 3" x 10' 5" ( 8.31m x 3.17m )  
Excellent size room with double glazed French doors giving access to rear garden, wooden flooring, two double glazed windows to side aspect and access to:

### **Downstairs Wc**

Fitted with a two piece suite comprising low level WC, wash hand basin, vinyl effect flooring and obscure window to side aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

12' 8" x 10' 5" ( 3.86m x 3.17m )  
Double glazed window to side aspect, radiator and powerpoints.

#### **En-Suite**

Accessed via a bi-folding door and Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, radiator, spotlights to ceiling.

#### **Bedroom Two**

13' 2" x 11' 10" ( 4.01m x 3.61m )  
Double glazed window to rear aspect, wood flooring, coved ceiling, radiator and picture rail.

#### **Bedroom Three**

11' 4" x 8' 5" ( 3.45m x 2.57m )  
Double glazed window to front aspect, wood flooring, coved ceiling, built in wardrobe and access to loft via a pull down ladder. The vendor has advised that the attic is boarded.

### **Bathroom**

Fitted with a four piece suite comprising cast iron roll top bath with shower over, cubicle, WC, wash hand basin and then there is separate walk in shower cubicle, extractor fan, two towel radiators, vinyl effect flooring and two windows to front aspect.

### **Outside**

#### **Front Forecourt**

Enclosed by brick wall leading to a paved forecourt area.

#### **Rear Garden**

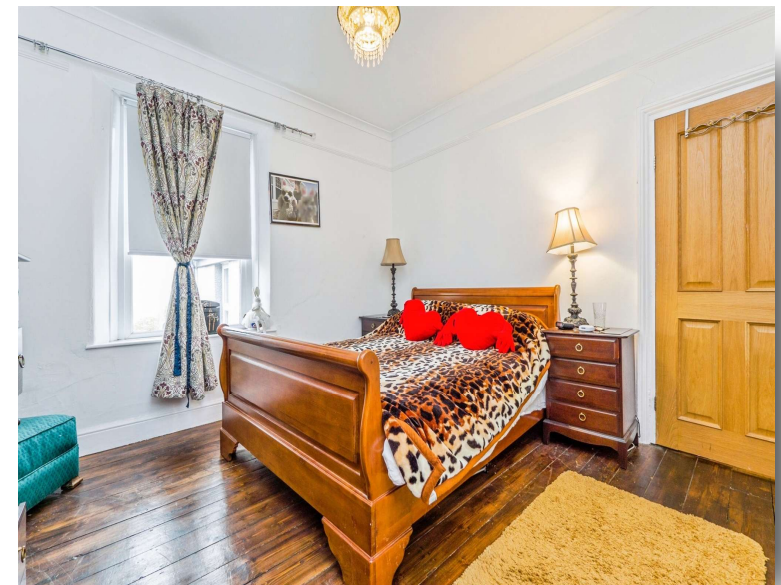
Enclosed by brick walling, mainly paved with mature plants, solid wood pagoda and double wood summer house with door providing side access.



**Ground Floor**

**First Floor**

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**welcome to**  
**Partridge Road,**  
**Roath Cardiff**

- Traditional Semi Detached Home
- Three Good Size Bedrooms
- En-Suite to the Master Bedroom
- Excellent Sized Living Space
- Original Features
- Close to Cardiff City Centre
- Enclosed Gardens
- Ideal Family Home

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£465,000**



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Property Ref:  
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