



Windermere Avenue, Roath Park Cardiff CF23 5PS

welcome to

Windermere Avenue, Roath Park Cardiff

We are delighted to offer to the market this lovely traditional semi detached property situated in this sought after location within walking distance of Roath Park Lake and Cardiff High School. There are excellent sized gardens along with a garage. Internal viewing recommended!

Ground Floor

Entrance

Archway with steps leading up to a secondary glazed original stained glass front door into:

Hallway

Double glazed original stained glass window to side aspect, original wooden 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

14' 11" Max x 13' 8" Max (4.55m Max x 4.17m Max)
Double glazed bay window to front aspect, radiator and breast wall with original fireplace.

Dining Room

17' 9" Max x 12' 3" Max (5.41m Max x 3.73m Max)
Double glazed bifolds to rear aspect, radiator, original skylight to rear and breast wall with original fireplace.

Kitchen Area/ Dining Area

19' 9" x 7' 10" (6.02m x 2.39m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, original Welsh dresser, wood burner to remain, built in pantry, laminate flooring, two double glazed windows to side aspect, double glazed window to rear aspect, double glazed skylight to rear aspect and single glazed wooden door providing access to rear.

First Floor

Landing

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

Bedroom One

14' 11" x 12' 6" (4.55m x 3.81m)
Double glazed bay window to front aspect and fitted wardrobes.

Bedroom Two

12' 3" x 12' 11" (3.73m x 3.94m)
Double glazed window to rear aspect.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)
Double glazed window to front aspect.

Bathroom

Fitted with a three piece suite comprising bath, shower cubicle, wash hand basin, vinyl flooring and double glazed window to rear aspect.

Separate Wc

Fitted with a WC, tiled to half height and double glazed window to side aspect.

Outside

Front Garden

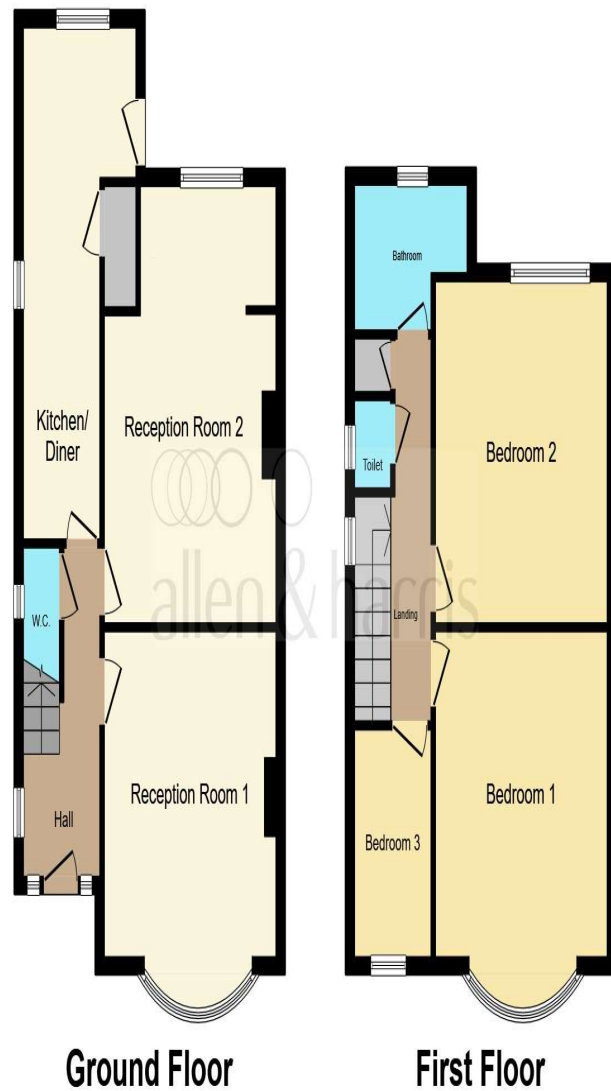
Mainly paved with planted borders, steps rising to front entrance, driveway providing off street parking and garage.

Rear Garden

Enclosed, mainly laid to lawn, apple trees, wooden summer house, green house and shed to remain and gated side access.

Detached Garage

16' 4" x 9' 1" (4.98m x 2.77m)
With up and over door and pedestrian wooden door to side.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Windermere Avenue,
Roath Park Cardiff

- Traditional Double Bay Fronted Semi Detached Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen Area/Dining Area
- First Floor Bathroom and Separate WC
- Enclosed Rear Gardens
- Detached Garage and Driveway
- Popular Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£475,000



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Property Ref:
ROA114376 - 0002

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