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2 Grasmere Avenue
Heath, Cardiff, CF23 5PW

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2 Grasmere Avenue

Asking price **£635,000**

An extended four-bedroom family home, offering beautifully presented accommodation retaining many original period features situated in a highly sort after location just off Roath Park.

Beautifully presented end of terrace period property, with extended living and bedroom accommodation

Highly sought after location on non through road, with short distance to Roath Park

Many original character features

Impressive open plan kitchen/dining/living room with bifold doors leading into rear garden

Separate lounge with stained glass windows flanking chimney breast

Three bedrooms and family bathroom to 1st floor

Master bedroom suite with ensuite shower room in attic conversion

Enclosed landscape garden plot

Detached garage

Viewings highly recommended





This extended end of terraced property with a wealth of original character features, offers excellent living and bedroom accommodation presented to a high modern standard. It is situated on a non-through road in a highly sort after location just a short distance from Roath Park and within Cardiff High School catchment area.

The property offers generous proportioned, living and bedroom accommodation ideal for a large or growing family. The accommodation is accessed via a leaded and stained-glass panel door, with matching side panels and fan light above into the entrance hall. The ENTRANCE HALL with stairs to first floor has exposed herringbone wood block flooring. The flooring continues via a glass panel door into the LOUNGE. This beautiful reception room with bay window to front with fitted plantation shutters, has stain glass windows flanking a feature

fireplace with slate hearth stone surrounds and mantle with cast iron inset.

Further glazed double doors from the entrance hall lead into the open plan KITCHEN/DINING/LIVING ROOM. This flexible room is the hub of the house. It is flooded with light from large Velux skylights, Bifold doors and window to rear aspect. The kitchen has an extensive range of high gloss white, base and larder units with 'butcher's block' affect work surfaces. Space for Range cooker with extractor above plus American fridge/freezer. Integrated microwave oven and dishwasher. The room has flagstone laid tiled floors throughout. Within the living area is a contemporary woodburning stove. Off the kitchen is a ground floor shower room housing a white three-piece suite and built-in storage.

The first floor LANDING gives access to bedroom accommodation and has further stairs rising to the second

floor. Bedroom two and three are both generous double bedrooms both benefiting from built-in wardrobe cupboards. BEDROOM TWO has a bay window to front aspect. BEDROOM THREE enjoys views over the garden. BEDROOM FOUR is a single bedroom, currently used as a home office which also benefits from fitted wardrobe furniture. The FAMILY BATHROOM has a white three-piece suite, including panel bath with mains power shower over.

To the second floor is a MASTER BEDROOM SUITE located within the attic conversion. This generous size double bedroom has three Velux skylights to rear. Mirror fronted sliding doors into wardrobe cupboard space. The bedroom benefits from an ENSUITE SHOWER ROOM housing, a white three-piece suite including double shower cubicle.

To the front of the property is an ornate gravelled forecourt garden with an abundance of shrub and tree specimens. To the rear is an enclosed low maintenance garden with paved patio extending out onto an Astroturf lawn. The lawn is boarded by raised shrub and flower borders. At the rear of the garden is a detached GARAGE, benefiting from remote control roller shutter door, power and lighting plus storage space within the attic.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025





Directions

From the Gabalfa interchange with the A48 and North Road proceed along Whitchurch Road. After passing the cemetery on your left-hand side, turn left onto Fair Oak Road. At the roundabout, turn left onto Lake Road West. Opposite Roath Botanic Gardens take the second left onto Grasmere Avenue, where number two is the first property on your left left-hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

Council Tax Band F

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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