



£575,000 Freehold

Ullswater Avenue | Cardiff | CF23 5PT

Hern &  
Crabtree



This beautiful family home is in a highly desirable location situated on a cul de sac just of Roath Park Lake. The home offers a wealth of period features and has been modernised and to a fantastic standard whilst retaining the original character and charm. The property is a very short walk to the famous lake and local amenities and eateries are nearby on Wellfield and Albany road. The university Hospital of Wales is within walking distance and there is also access to the A48 and M4 nearby. Nearby schools such as Rhydypenau Primary and Cardiff High School make this property a fantastic location for families.

The stylish accommodation briefly comprises an entrance hall with stained glass detailing, lounge, open plan kitchen diner / sitting room with a wood burning stove and bi folding doors to the rear garden, perfect for all seasons. There is also a utility room and an additional cloak room to the ground floor for added convenience. To the first floor there are three bedrooms and a family bathroom. To the second floor is the primary bedroom with en suite and a walk in wardrobe. The property further benefits from an enclosed, south facing rear garden with a detached garage and to the front of the property there is off street parking for two vehicles.

This fantastic property must be viewed, don't miss the opportunity to make this wonderful house your new home in Cardiff.



### Entrance

Entered via a traditional wood stained glass door to the front with window over and matching windows either side.

### Hallway

Stairs to the first floor, picture rail, radiator, wood parquet flooring. Under stair cupboard. Doors to:

### Lounge 14'8 max x 13'5 max

Double glazed bay window to the front with PVC sash windows and fitted plantation shutters. Picture rail. Traditional cast iron fireplace with wooden mantelpiece, cupboards built into the alcoves. Radiator.

### Kitchen Diner / Sitting Room

'Broken plan' L-shaped room.

### Sitting Room 14'8 x 11'0

Archway from the dining room. Wood parquet flooring. Double glazed french doors to the rear garden with window over. Sitting room continues with picture rail, cast iron wood burning stove set into chimney breast. Cupboards to the alcoves, vertical radiator.

### Kitchen Diner 23'0 max x 9'7 max

Open plan to the kitchen. Dining area has a wooden welsh dresser and glass cabinet. Wood parquet flooring. Kitchen is fitted with a range of matching wall and base units with wood work tops over. Space for a gas range cooker. Belfast sink. Integrated slimline dishwasher, integrated base fridge. Double glazed skylight window, double glazed bi-fold doors leading out to the rear

garden. Radiator, tiled floor. Breakfast bar. From the kitchen area there is a traditional wood stained door leading to the utility room.

### Utility Room 4'0 x 6'5

Double glazed window to the rear, Belfast sink. Plumbing for washing machine, 'Worcester' gas combination boiler, space for fridge freezer. Door to a cloakroom, tiled floor.

### Cloakroom

Double glazed skylight window, extractor fan, WC, tiled floor.

### First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles.

### Landing

Picture rail, banister, stairs to the second floor.

### Bedroom Two 14'7 max x 11'9 max

Double glazed bay window to the front with sash windows and fitted shutters. Cast iron feature fireplace and radiator.

### Bedroom Three 14'3 x 9'11

Double glazed window to the rear with fitted shutters. Radiator. Fitted wardrobes, feature cast iron fireplace.

### Bedroom Four 8'0 x 8'5

Double glazed PVC sash window to the front with fitted shutters, radiator.

### Bathroom 8'2 x 7'5

Double obscure glazed windows to the



rear. Four piece bathroom with WC, wash basin, free standing roll top bath tub with an upstand central mixer tap, corner shower quadrant with plumbed shower. Heated towel rail, radiator. Part tiled wall, part tongue and groove panelling. Tiled floor.

### Second Floor

Stairs rise up from the first floor landing. Door to bedroom one.

### Bedroom One 16'8 max x 10'7

Double glazed skylight windows to the rear, radiator, storage into the eaves. Door to en suite. Glass door to a walk in wardrobe/ storage. Ceiling height 7'1 max.

### Walk in wardrobe

Light, shelving, hanging rails, opaque glass feature door. Matching door to the en suite.

### En suite

Opaque glass door from the walk in wardrobe. Double glazed window to the rear, shower quadrant with plumbed shower, WC, wash basin, heated towel rail. Tiled floor.

### External

#### Front

Storm porch with light. Key block off street parking driveway for at least two vehicles. Mature hedges and trees.

#### Rear Garden

Enclosed rear garden with part Indian sandstone paved patio, part artificial lawn. Red cedar wood fence and wall. Outside light and street lantern style light. Gate to rear lane access. Outside cold water tap. Detached garage.

### Garage

Detached garage with an electric roller shutter door.

### Additional Information

We have been advised by the vendor that the property is Freehold.

There is planning for a single storey extension to the rear.

Council Tax Band - F

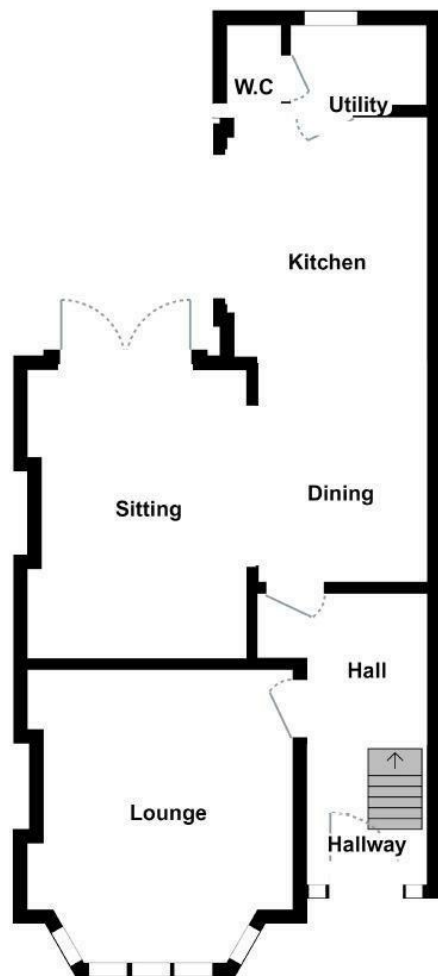
EPC - C

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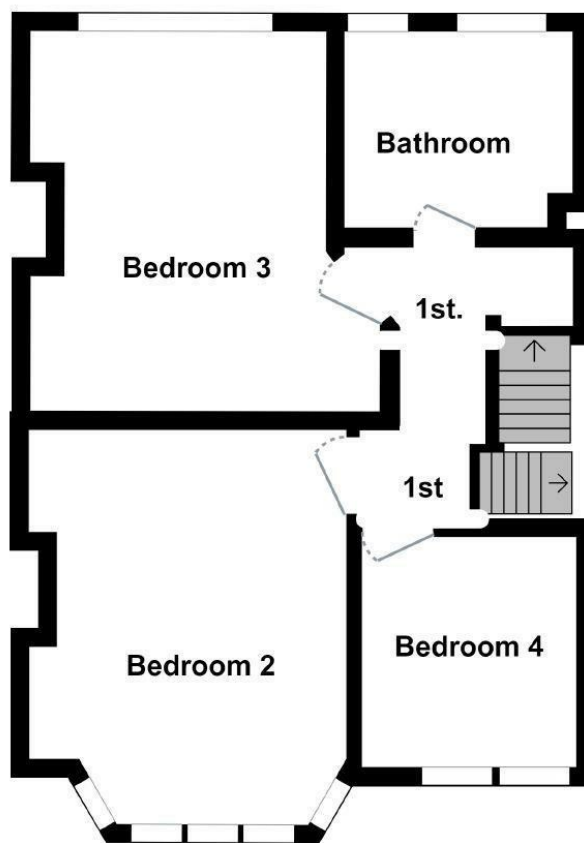






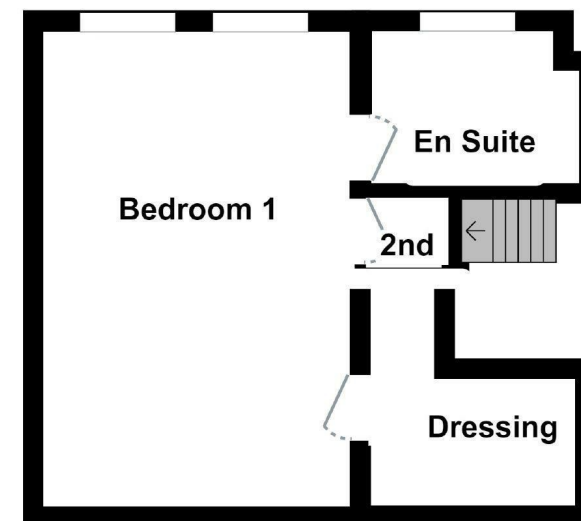
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## Ground Floor



For illustration purposes only. Not to scale.


## 1st Floor



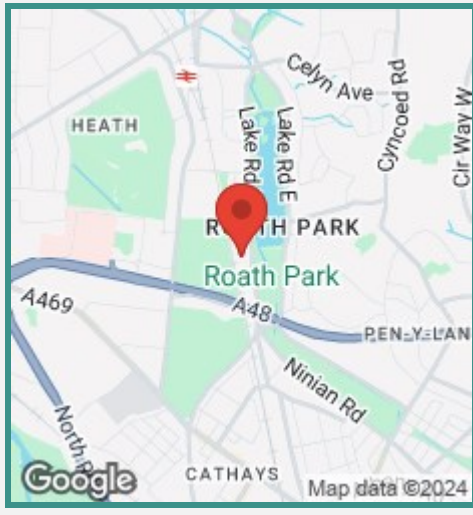
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## 2nd Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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