

Windermere Avenue, Roath Park

CF23 5PS

OFFERS OVER £275,000

**Hern &
Crabtree**



Windermere Avenue, Roath

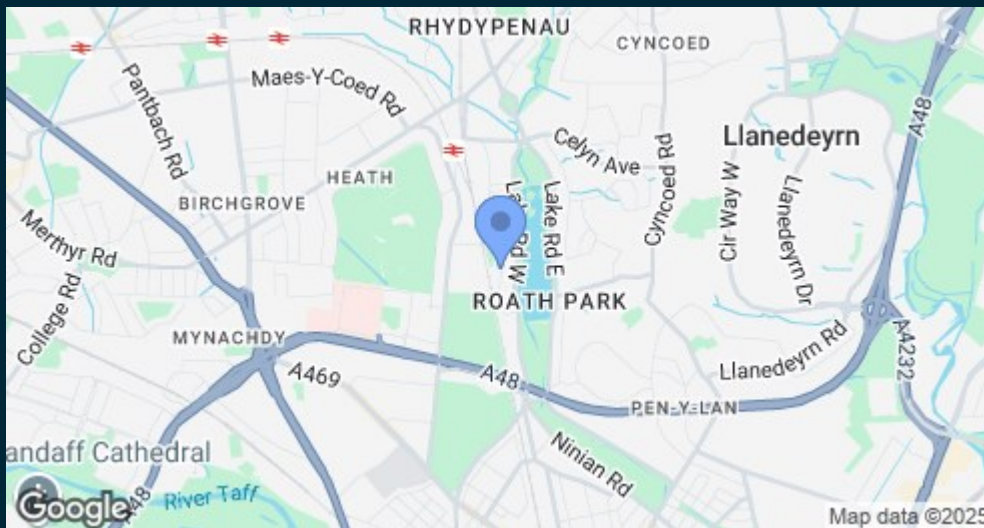
ROATH PARK

No Chain Maisonette With Garden and Garage! Located on the highly sought-after Windermere Avenue, this charming first floor two-bedroom maisonette offers an exceptional opportunity to enjoy spacious living in one of Cardiff's most desirable areas. Just a stone's throw from the beautiful Roath Park Lake, this property provides a wonderful blend of comfort, convenience, and outdoor living.

The property features a generously sized living room, a well-appointed kitchen, two good-sized bedrooms, and a bathroom and WC. A private entrance ensures additional privacy and independence. While the property is ready to move into, there is also great potential to personalise the space to suit your style and needs. One of the standout features of this home is the inclusion of a garden, garage and off-street parking - an added bonus in such a central location. Whether you need space for a car, bike, or additional storage, the garage offers great flexibility.

For families, the location is ideal, as the property is within the catchment area for both Rhydypenau Primary School and Cardiff High School, making it a fantastic choice for those with school-age children. Heath Park and the University Hospital of Wales are also close by, perfect for those working in healthcare or academia. The property also benefits from easy access to the A48, offering quick connections to Cardiff city centre and beyond. Local amenities, including shops, cafes, and restaurants, are within walking distance, ensuring all your daily needs are met.

This spacious property with the added convenience of a garage and off-street parking combines practicality, location, and potential, making it a wonderful home in one of Cardiff's most coveted locations. Viewing is highly recommended.



991.00 sq ft

Entrance

Entered via a composite laminate door, obscure glazed windows to the front and side, stairs to the first floor.

Hallway

Loft hatch access, radiator, doors to:

Living Room Diner

24'3 max x 19'6 max

L-shaped living room diner with coved ceilings, double glazed windows to the rear and double glazed patio door opening to a Juliet balcony. Two radiators, wood laminate flooring.

Kitchen

16'3 x 9'0

Double glazed windows to the side. Wall and base units with laminate worktop over, stainless steel sink and drainer. Space for an electric cooked. Space and plumbing for washing machine and dishwasher. Combination boiler is housed here. Laminate flooring.

Bedroom One

13'3 x 11'5

Double glazed windows to the front with lake views, coved ceiling, radiator. Fitted wardrobe.

Bedroom Two

11'6 x 9'11 max

Double glazed window to the front with lake views, coved ceiling, radiator, fitted wardrobe.

Bathroom

5'10 x 5'11 max

Double obscure glazed windows to the side, bath with shower attachment, wash basin, part tiled walls.

WC

2'11 x 5'5

Double obscure glazed window to the side, part tiled walls, tiled floor, WC.

External

Front

Driveway access to the garage.

Rear Garden

Accessed by steps to the side of the garage. Large lawn with timber fencing. Mature tree.

Garage

Single garage accessed via driveway. (In block of two).

Additional Information

The property is being sold as Leashold with 999 years from new. (We have been advised by the vendor that 50% of the freehold will be gifted on completion of whichever property sells last (A and B).

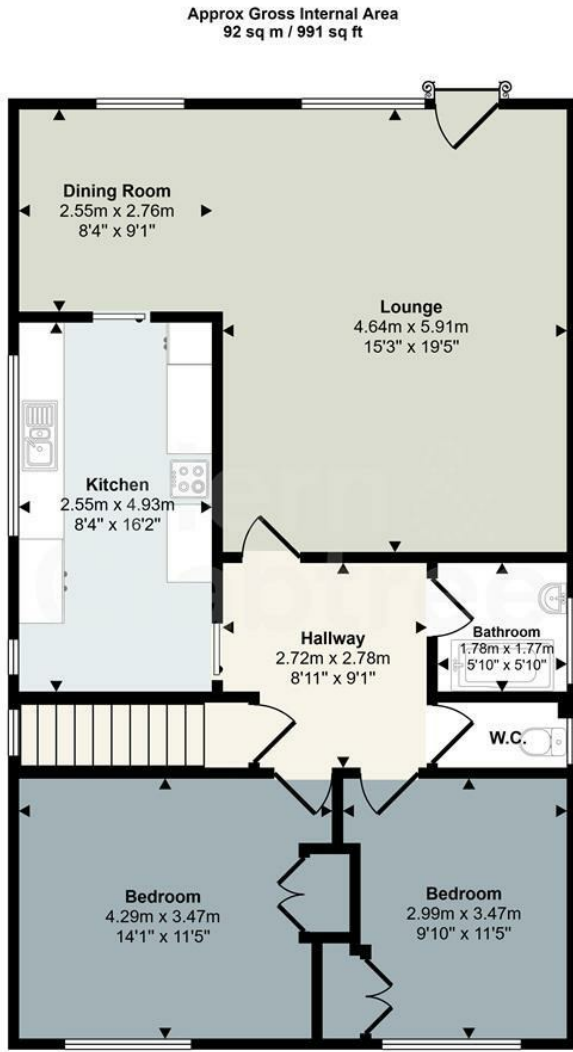
EPC - C

Council Tax Band - E

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.

