

# Ninian Road

ROATH PARK, CARDIFF, CF23 5EL

**GUIDE PRICE £825,000**

**Hern &  
Crabtree**





# Ninian Road

£200 John Lewis Voucher when buying with Hern & Crabtree on this home\*.

No Chain. An exquisite Victorian gable-fronted six-bedroom home of exceptional character, overlooking the tranquil, tree-lined Roath Park Recreation Grounds. This beautifully improved residence effortlessly combines stunning original period features with contemporary luxury, including a bespoke 24-ft kitchen-breakfast room.

This extraordinary Victorian home is a perfect blend of timeless splendour and modern sophistication. Located in the highly sought-after Roath Park area, this capacious three-story, gable-fronted property enjoys proximity to Roath Park's iconic lighthouse, picturesque lake, vibrant flower gardens, tennis courts, bowling greens, and sprawling recreational fields.

Painstakingly restored, the home showcases Victorian charm with a modern twist. Original features, such as ornate corniced ceilings, intricate picture rails, and solid mahogany panelled doors with stained-glass inserts, have been impeccably preserved. Every room boasts marble, slate, or cast-iron fireplaces, creating an air of elegance throughout. The front elevation features conservation-approved solid wood, double-glazed sash windows, while the rest of the property benefits from energy-efficient PVC double glazing. Additional features include a sophisticated intruder alarm system, gas central heating with custom radiator casings, and beautifully landscaped front and rear gardens.

- Stunning Edwardian Home
- En Suite and Dressing Room To Primary
- Kitchen Breakfast Room
- Two Reception Rooms
- Council Tax Band - H
- Six Bedroom Town House
- Detached Annex
- Large Entrance Hall
- EPC - D
- Opposite Roath Park



3040.00 sq ft

Entrance Porch

Entered via a wooden glazed door into a porch with tiled sidings, into an open hallway via a set of french glazed and etched glass doors.

Entrance Hall

11'3" x 18'11" max  
Stairs to the first floor, marble tiled floor, two radiators, fireplace. Dado rail, stained glass window to the front with secondary glazing. Coved ceiling, picture rail. Doors to:

Cloakroom

WC, wash hand basin, matching tiled floor to hallway.

Kitchen Breakfast Room

17'6" max x 23'7" max  
L-shaped open plan kitchen breakfast room forming part of the extension. Set of french doors to the side aspect, double glazed door to the rear, additional window. Three radiators. Selection of wall and base units with a mixture complimentary wooden counter tops and metal counter top to the breakfast bar. Kitchen continues with wall and base units, sink and drainer with mixer tap. Integrated 'Neff' dishwasher. Integrated 'Beko' washer dryer. Space for an American style fridge freezer. Integrated ceramic induction hob, integrated 'Neff' microwave oven and double oven grill. Oak wood flooring. Door to the dining room.

Dining Room

14'5" x 12'6"  
Double glazed french doors to the garden with matching window over. Period cornicing, picture rail, radiator. Gas fireplace, book shelves, stripped wooden flooring. Doorway to the kitchen breakfast room.

First Floor

Stairs rise up from the entrance hall, central carpet runner, wooden handrail and banister with spindles.

Landing

Matching banister, stairs to the second floor. Doors to:

WC

WC, wash hand basin, part tiled wall and tiled floor. Ceiling arch detail, coved ceiling.

Primary Bedroom

14'6" x 12'5"  
Entered via a dressing room suite with double glazed window to the rear, radiator and fitted wardrobes. Archway to the bedroom. Double glazed window to the rear, radiator, feature fireplace, coved ceiling, picture rail.

En suite

10'5" x 11'3"  
Double obscure glazed window to the rear. Spa bath, walk in wet-room style shower with glass screen. WC, wash hand basin, vanity unit. Heated towel rail, stone tiled floor. Part tiled wall. Radiator. Recess for TV.

Bedroom Two

17'11" max into bay x 13'5" max into alcove  
Currently used as a sitting room. Double glazed bay sash window to the front, coved ceiling, picture rail. Feature fireplace, shelving to the alcoves. Radiator.

Bedroom Three

11'3" x 10'10"  
Double glazed sash window to the front, radiator, fitted bookshelves.

Second Floor

Stairs rise up from the first floor landing, wooden hand rail and banisters.

Landing

Feature stained glass ceiling light windows offering natural light to the second and first floor.

Bedroom Four

14'6" x 12'5"  
Double glazed window to the rear, radiator, fitted wardrobes. Feature fireplace.

Bedroom Five

15'1" x 12'6"  
Double glazed sash window to the front, radiator, fitted wardrobes, feature fireplace.

Bedroom Six

11'2" x 11'3"  
Double glazed sash window to the front, additional window. Feature fireplace, radiator.

Bathroom

9'2" x 6'7"  
Double glazed window to the rear. Half bath, WC, wash hand basin, heated towel rail. Stone tiled floor. Part tiled wall.

Shower Room

5'2" x 6'3" max  
WC, wash hand basin, corner shower quadrant with plumbed shower, heated towel rail, part tiled walls, tiled floor.

External

Front

Front courtyard with stone paved patio, artificial lawn, decorated mature hedge with arch to the front. Wrought iron gate. Overlooking Roath Park. Timber bin storage.

Rear Garden

Accessed from the kitchen breakfast room. Stone paved patio, raised flower borders, mature shrubs, pergola, outside power points and light. Courtyard area to one side.

Detached Annex

Annex Office

8'6" x 19'8" x 39'4"  
Forms part of an annex (former garage extended) Skylight window, electric heating, squared off archway to sitting room. Door access to rear lane.

Annex Sitting Room

10'7" x 14'9"  
Forms part of an annex (former garage extended). Open from the home office, double glazed french doors to the front aspect. Double glazed skylight window to the side, built-in storage cupboards. Power, plumbing and waste access for those wishing to convert into a kitchenette/annex accommodation.

Additional Information

We have been advised by the vendor that the property is Freehold.  
EPC - D  
Council Tax Band - H  
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.

£200 John Lewis Voucher\*

£200 John Lewis Voucher when buying with Hern & Crabtree on this home\*. The voucher is only applicable if someone books and views only with Hern and Crabtree Estate Agents and proceeds to successfully exchanging contracts and completing on this property. The electronic John Lewis gift voucher will be emailed to the new owners after completion has taken place and keys have been handed over. The voucher will not be available to those who have viewed or purchased this home via another agency.



## Edwardian Charm | Character Town House | Parkside

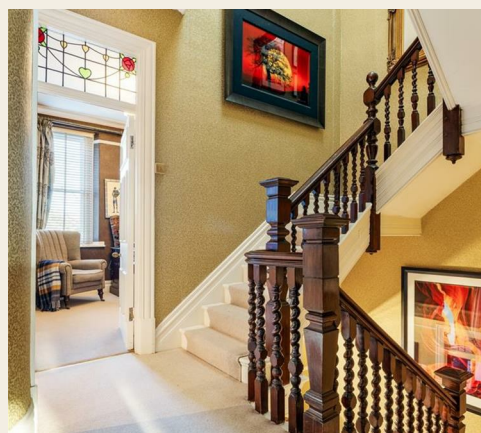
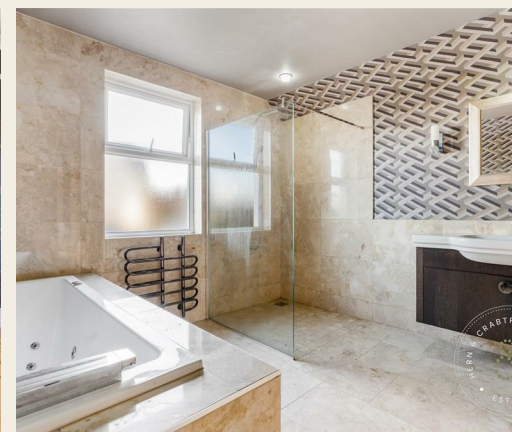
A remarkable addition to this home is the self-contained detached studio annex. This versatile 20-ft space, complete with a home office and lounge/meeting room, offers endless possibilities as a guest suite, creative space, or garden retreat, with its own private entrance.

Modern enhancements include a bespoke open-plan kitchen and breakfast room featuring premium appliances, two large islands (one with a breakfast bar), and ample storage. The luxurious master suite offers a private dressing room and a capacious ensuite with a Jacuzzi bath and contemporary shower. The remaining five bedrooms are served by two additional bathrooms, ensuring comfort and convenience for the entire family.

The grand entrance sets the tone for this magnificent home, featuring a landscaped garden, a sandstone sun terrace, and a secure entrance porch leading to a gracious reception hall. The hallmark of this space is the elegant spindle balustrade staircase, illuminated by stunning stained-glass leaded windows, creating a light and airy ambiance steeped in Edwardian charm.

Adding to its appeal, the property lies within the catchment area of Cardiff High School, renowned for its academic excellence and rated outstanding by Estyn.

This exceptional family home offers a rare opportunity to combine modern living with Edwardian grandeur in a premier location, all with the convenience of no onward chain.





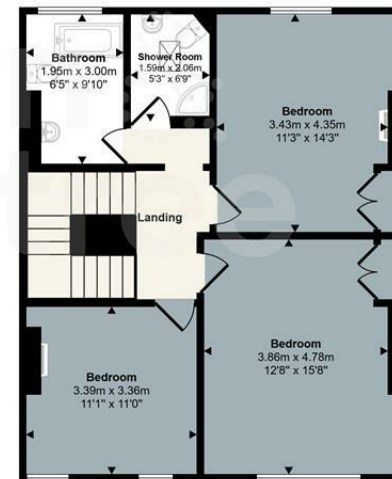
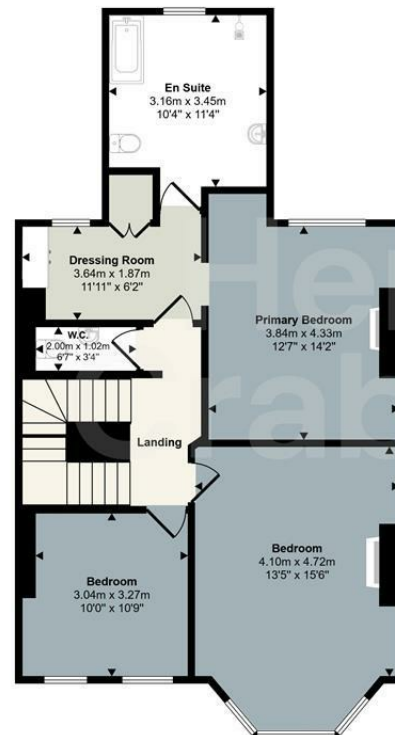
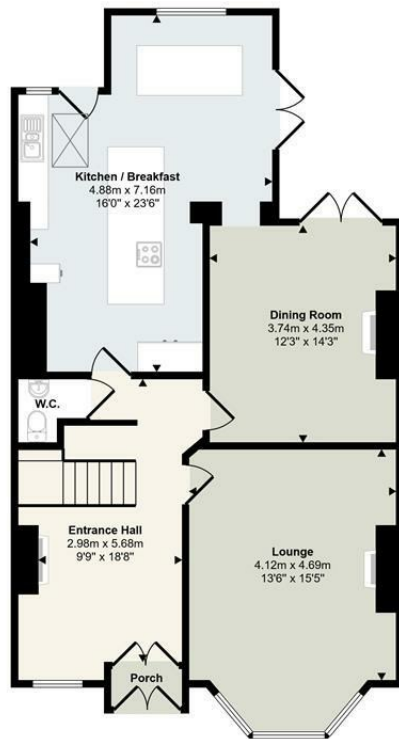








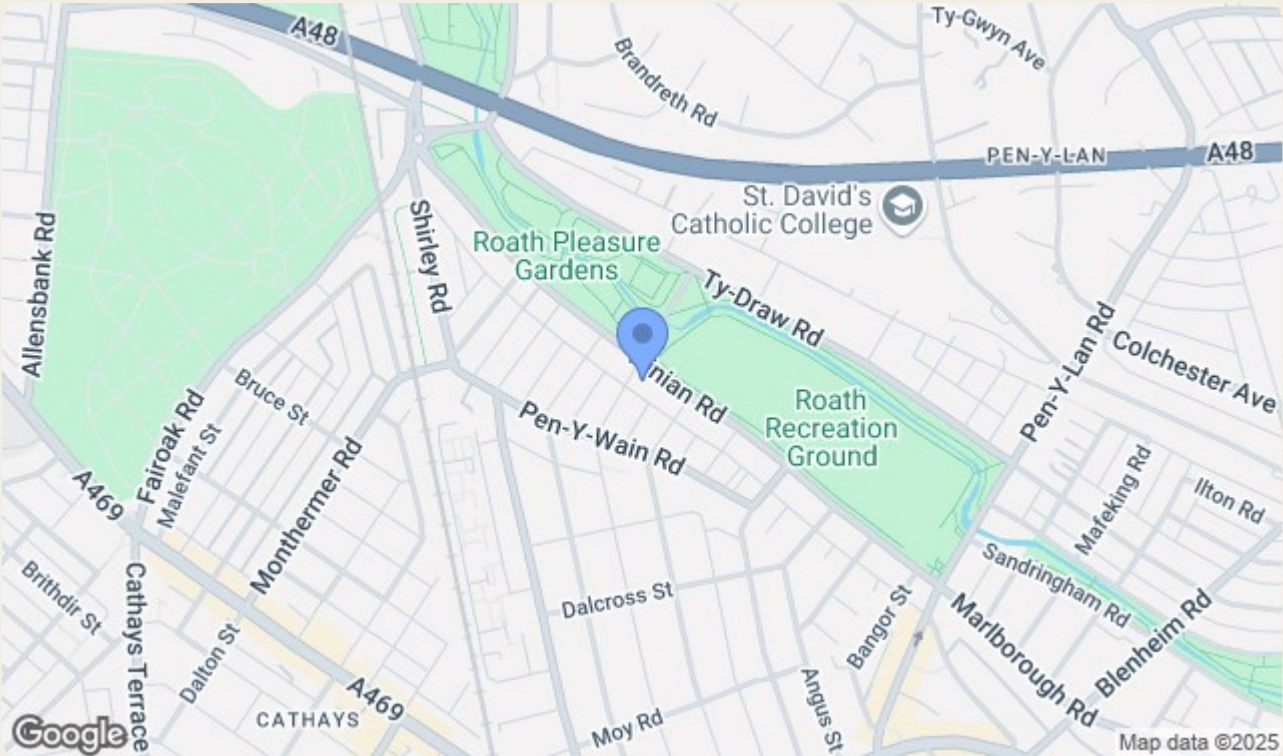
Approx Gross Internal Area  
282 sq m / 3040 sq ft



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.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		