

Balaclava Road

ROATH, CARDIFF, CF23 5BB

GUIDE PRICE £500,000

**Hern &
Crabtree**



Balaclava Road

An exceptional opportunity to acquire a most charming and characterful mid-terrace residence, ideally positioned just moments from the vibrant amenities of Wellfield Road and the picturesque Roath Park.

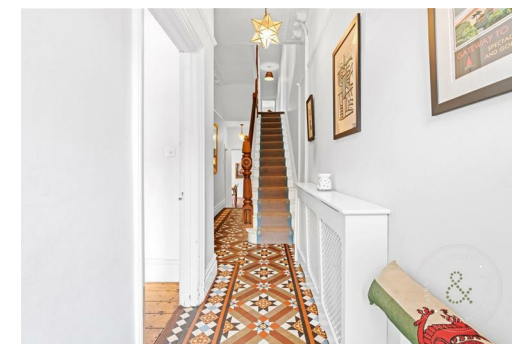
This elegant home offers generous and versatile accommodation, brimming with period features including sash windows, original tiled flooring, and ornate fireplaces. Upon entering the traditional hallway, one is welcomed by three spacious reception rooms, perfect for both relaxed family living and formal entertaining. A rear lean-to provides an excellent utility area or potential home office, catering to modern lifestyles.

The well-appointed kitchen, accessed via the dining room, offers ample storage and direct access to the delightful rear garden — a private, enclosed space with convenient lane access, complemented by a charming front garden.

To the first floor, three beautifully proportioned double bedrooms are served by a substantial four-piece family bathroom, featuring a luxurious roll-top bath. A compact study area on the landing further enhances the flexibility of this superb home.

Bathed in natural light and thoughtfully retaining its original character, this is a rare opportunity to secure a truly special home in one of Roath's most sought-after locations.

Within easy reach of the beautiful Roath Park and Penylan, this location offers the perfect blend of city living and green space. Tree-lined avenues, excellent local schools, and a vibrant mix of independent cafés, restaurants, and boutiques create a lively yet relaxed community atmosphere. Roath Park's boating lake, rose gardens and open spaces are ideal for leisure, while nearby Wellfield Road offers a range of amenities. With easy access to Cardiff city centre, the area remains one of the city's most desirable addresses.



1500.00 sq ft

Entrance Hall

Double glazed door to the front of the property with a matching window over. Storm to front with tiled sides and floor. The entrance hall has period coved ceiling, ceiling rose and picture rail. Radiator. Stairs to first floor. Period tiled flooring. Understairs alcove for storage etc.

Living Room

14'0" max x 12'2" max

Traditional glazed sash window to the front. Coved ceiling. Ceiling rose. Picture rail. Cast iron fire place with a slate hearth. Shelving to the alcove. Wood stripped flooring. Two radiators.

Sitting Room

9'2" x 11'10"

Glazed door to the lean-to utility with window over offering natural light into the sitting room. Traditional built-in storage cupboard with glazed book shelves. Cast iron fireplace. Coved ceiling. Picture rail. Stripped wooden flooring. Radiator.

Utility / Office

Situated off the Sitting Room is a lean-to style extension offering access to the rear garden. Option for home office or utility area.

Cloakroom

Wc. Wash basin. Single glazed window with natural light from the lean-to/utility. Period tiled flooring.

Dining Room

10'2" x 13'2"

Entered via a glazed door from the hallway. Single glazed window to the side. Radiator. Tiled floor. Picture rail. Door giving access to the kitchen.

Kitchen

12'0" x 10'2"

Single glazed window to the rear. Traditional sash window to the side. Wall and base units with work tops over. Five ring gas hob with tiled splash back and cooker hood over. Integrated double oven and grill. Integrated microwave. Stainless steel one bowl sink and drainer. Integrated full length dishwasher. Plumbed for washing machine and space for fridge freezer. Modern gas combination boiler.

First Floor

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

Landing

Matching banister. Traditional linen cupboard. Loft access hatch.

Bedroom One

16'3" x 13'9"

Traditional wood sash bay and a half windows to the front. Coved Ceiling. Picture rail. Traditional cast iron feature fireplace with mantle piece and feature mirror over. Stripped wooden flooring. Two radiators.

Bedroom Two

12'1" x 10'3"

Single glazed window to the rear. Cast iron feature fireplace. Stripped wooden flooring. Picture rail.

Bedroom Three

10'3" x 12'0"

Single glazed wooden sash window to the rear. Loft access hatch to the rear loft. Feature cast iron fireplace. Stripped wooden flooring.

Bathroom

13'4" x 7'3"

Obscure single glazed wooden sash windows to the side. Four piece bathroom with claw feet bath with central mixer tap, separate corner shower quadrant with plumbed shower, WC, wash hand basin and vanity. Feature cast iron fireplace. Radiator. Separate heated towel rail. Part panelled walls. Stripped wooden flooring. Part tiled walls to shower area.

Compact Study/Office

3'5" x 4'2"

Single glazed obscure window to the side. Fitted desk. Panelling. Wood flooring. Could possibly be converted to a separate or additional cloakroom if desired.

Outside

Front

Front forecourt with garden.

Rear

Enclosed rear garden with small side return and traditional stone walling. Paved patio sitting area. Timber shed. Gate to rear lane access.

Tenure

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

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