

Grasmere Avenue

ROATH PARK, CARDIFF, CF23 5PW

GUIDE PRICE £500,000

**Hern &
Crabtree**



Grasmere Avenue

NO CHAIN! Located on the sought-after Grasmere Avenue, just a stone's throw from the iconic Roath Park and Lake, this traditional three-bedroom home offers a rare opportunity to purchase in one of Cardiff's most desirable residential areas — with no onward chain.

The property is ideally positioned within walking distance of Wellfield Road and Albany Road, offering a variety of independent shops, cafés, and eateries. The University Hospital of Wales is also nearby, and commuters will appreciate the easy access to the A48 and M4.

The ground floor accommodation comprises a welcoming living room, a separate lounge/dining room, and a kitchen to the rear. Upstairs, the first floor features three well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the home enjoys an enclosed rear garden, providing a private outdoor space—ideal for families, children, or simply relaxing outdoors.

Families will be particularly drawn to the location, with the property falling within the catchment area for the highly regarded Rhydypenau Primary School and Cardiff High School.

This is a fantastic opportunity to secure a well-located, characterful home in a prestigious and well-connected part of Cardiff.

- Prime location on sought-after Grasmere Avenue
- Three-bedroom traditional home
- Catchment for Rhydypenau Primary and Cardiff High School
- Council Tax Band =
- No onward chain
- Enclosed rear garden
- Close to shops, eateries, and excellent transport links



1315.00 sq ft

Entrance Hall

Entered via a composite door with double obscure glazed stained glass detail panels, matching to the side and above. Coved ceiling, picture rail, radiator, stairs to the first floor. Under stair storage cupboard. Doors to:

Living Room

14'11 x 10'6

Double glazed bay window to the front, coved ceiling, ceiling rose, fireplace with wooden surround and marble hearth. Obscure glazed stained glass window to the side.

Lounge Diner

20'3 x 14'6

Radiator, double glazed sliding patio doors, picture rail, ceiling rose, coved ceiling, radiator, fireplace with wooden mantel, stone hearth and gas fireplace.

Kitchen

13'5 x 10'0 max

Sloping roof, double glazed patio door to the side, double glazed windows to the side and rear. Radiator. Slate flooring, built-in pantry cupboard. Wall and base units, laminate work tops over, stainless steel sink, space for oven, washing machine and fridge freezer.

First Floor

Stairs rise up from the entrance hall.

Landing

Coved ceiling, picture rail, loft access hatch. Wooden banister, doors to:

Bathroom

5'7 x 7'5

Double obscure glazed obscure window to the rear, bath, integrated shower, heated towel rail, sink, tiled walls, tiled floor.

WC

2'5 x 5'11

Double obscure glazed window to the rear, tiled walls, radiator, tiled floor.

Bedroom One

14'11 x 11'0 max

Double glazed bay window to the front, fitted wardrobes, radiator, picture rail.

Bedroom Two

14'2 x 11'2

Double glazed window to the rear, picture rail, radiator. Built-in cupboard.

Bedroom Three

8'7 x 8'2

Double glazed window to the front, picture rail, radiator, built-in cupboard.

External

Front

Footpath to front door, gate to the front, low rise wall, shrubs and lawn area.

Rear Garden

Large rear garden with paved patio area, wall and fence enclosed, gate to the rear. Lawn, gravel flowerbed to the side, fir trees. External cold water tap.

Garage

Garage to the rear.

Tenure

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

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,

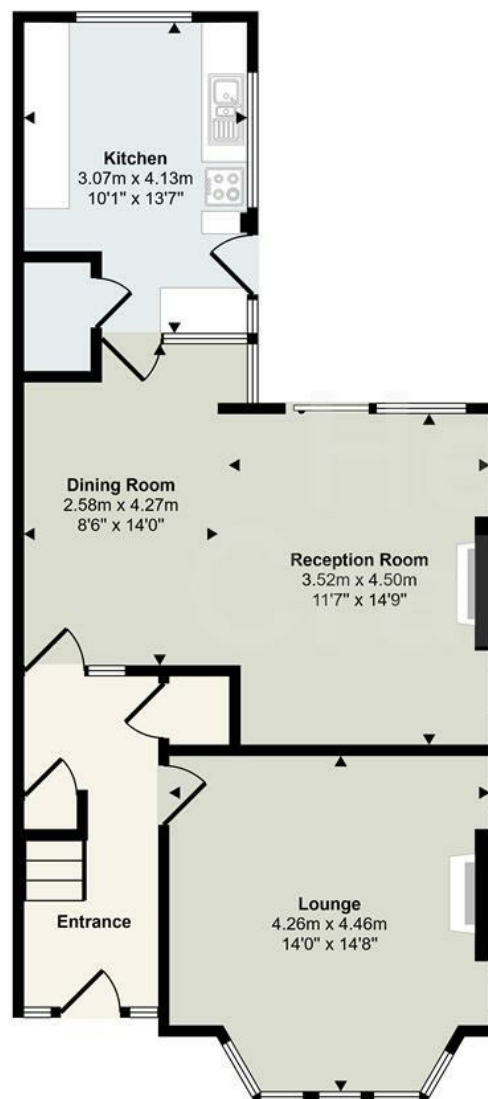
measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own 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.



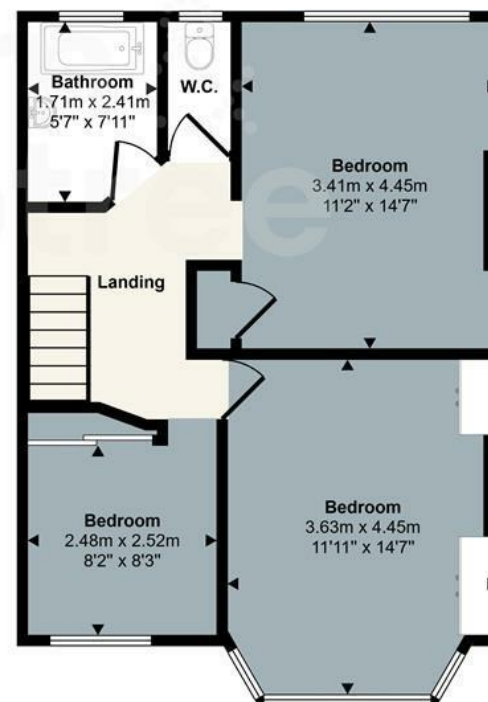




Approx Gross Internal Area
122 sq m / 1315 sq ft



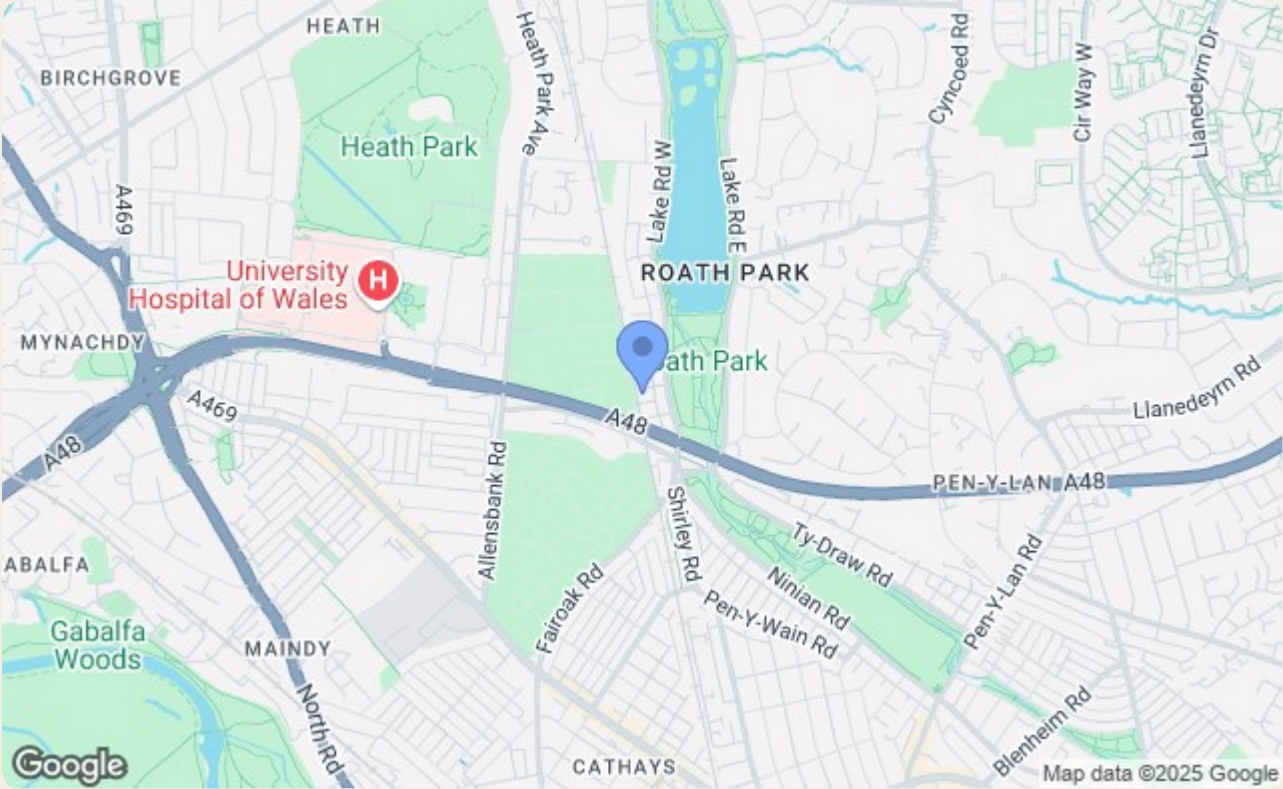
Ground Floor
Approx 69 sq m / 743 sq ft



First Floor
Approx 53 sq m / 571 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		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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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