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Cowbridge Road West, Cardiff

guide price £475,000

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About the property

A truly imposing and unique gable fronted four bedroom house of character, reputed to be built circa 1850, being one of the very first houses constructed in this district, and occupying a fine elevated position with large and lovely private south west facing rear gardens, which include planning granted in 2014 in outline form for the construction of two semi detached houses. Set back with a large front garden, also very private this substantial family home retains many original and elegant period features including stunning stained glass leaded windows, imposing character fire-places, high cornice ceilings, terrazzo original tiled floors, and original traditional panel doors with original door handles. The property also benefits gas heating with panel radiators (Combi Worcester Boiler installed in 2018), a replacement main roof (circa 2014), and part PVC double glazed replacement windows. The well designed and versatile spacious living space comprises an entrance porch, a truly imposing entrance reception hall, a large fitted open plan kitchen and breakfast room (17'5 x 11'7) leading into a breakfast room with PVC double glazed french doors which open onto a private front garden sun terrace, a utility room, and a downstairs cloak room with a wc and wash hand basin. The living space also includes a large lounge (17'6 x 14'8), a separate sitting room (20'1 x 14'0) and a conservatory (25'8 x 11'10 max). The first floor comprises four large bedrooms, and a family bathroom.

Accommodation

The Property

Over the years the attic has been partly converted to accommodate two useful storage rooms, approached by a permanent staircase from the first floor landing. This space is attic space and does not conform to current building regulation requirements. A special feature is a first floor balcony which is approached from the landing and benefits a pretty aspect over the rear gardens. In recent years a new roof was renovated on this balcony. A truly imposing residence, full of character. Must be seen!

Ground Floor

Entrance Porch

5' 7" x 4' 4" (1.70m x 1.32m)

Approached via a hardwood panelled front entrance door inset with small pane upper lights, ceramic tiled flooring, elegant original stained glass leaded windows to side and front.

Entrance Reception Hall

22' 4" x 7' 9" (6.81m x 2.36m)

Approached via an original and imposing part panelled entrance door inset with stunning stained glass leaded window part hand painted and original to the house construction. This elegant hallway also hosts a wide carpeted original spindle balustrade returning staircase with a solid ornate stone newel post reputed to be from a local church. High cornice ceiling, ceramic tiled flooring covering a Terrazzo original tiled floor, two radiators, part panelled outer door and stained glass leaded window opening in to the rear conservatory.





Kitchen

17' 5" x 11' 7" (5.31m x 3.53m)

Well fitted along four sides with a comprehensive range of white panel fronted floor and eye level units with chrome effect handles and round nosed marble patterned worktops incorporating a peninsula breakfast bar and ceramic sink with vegetable cleaner, chrome mixer taps and drainer, housed within a beech block worktop. Eight ring gas Belling range cooker with two fan assisted electric ovens, a warming drawer and a separate grill, retro ceramic tiled walls, space with plumbing for a dishwasher, ceramic tiled flooring, space for the housing of an upright fridge freezer, original Aga cooker unconnected currently. High ceiling, original traditional panel door opening in to the entrance hall, radiator, PVC double glazed window to rear, large walk-in pantry housing a wall mounted Worcester gas fired central heating boiler with original shelving, ceramic tiled floor and PVC double glazed window to front. Square opening leading to.....

Breakfast Room

Very useful and versatile breakfast area, approached from the kitchen via a square opening with continuous ceramic tiled flooring, radiator and PVC double glazed French doors with side screen windows that open on to a very private and large enclosed front garden.



Utility Room

9' x 6' 6" (2.74m x 1.98m)

Fitted with a range of panel fronted floor units along one wall, continuous ceramic tiled floor, PVC double glazed window with an outlook on to the enclosed front gardens.

Downstairs Cloakroom

6' x 6' 7" (1.83m x 2.01m)

Modern stylish white suite with walls part ceramic tiled in retro style, comprising W.C., shaped mounted wash hand basin with chrome taps and pop-up waste, ceramic tiled floor, radiator, space with plumbing for an automatic washing machine, PVC double glazed window to front.

Lounge

17' 6" x 14' 8" (5.33m x 4.47m)

Approached independently from the entrance reception hall via an original traditional panel door with original door handles leading to a very imposing reception room with a high cornice ceiling with ceiling rose, picture rail, elegant character fireplace with tiled surround and hearth, stripped pine flooring, high molded skirting boards, radiator, French doors with upper light and side screen windows that open on to and overlook the conservatory.



Sitting Room

20' 1" x 14' (6.12m x 4.27m)

Approached independently from the entrance reception hall via an original traditional panel door with original door handles leading to a further gracious reception room with a high cornice ceiling with picture rail and ceiling rose, character fireplace inset with a living flame coal effect gas fire with tiled surround and hearth, PVC double glazed window with outlooks across the very private enclosed and secure front gardens, wide splayed bay with sealed double glazed PVC windows with outlooks across the large and lovely rear gardens. Double radiator, two wide alcoves, under stair recess with original stained glass hand painted window leaded and original panel door that provides a further access to the main entrance reception hall.

Conservatory

25' 8" x 11' 10" narrowing to 5' 9" (7.82m x 3.61m narrowing to 1.75m)

Constructed with a plinth outer wall surmounted with PVC double glazed units beneath a pitched polycarbonate roof and equipped with a timber casement outer door together with further timber casement French doors that open on to the rear garden. The flooring within the conservatory is ceramic tiled, whilst one wall is finished in exposed stone, the



original wrought iron pillars are still intact but the main conservatory will need full renovation but this could provide a very impressive space to add to the already sizeable living area.

First Floor

Landing

Approached via an original returning spindle balustrade staircase with half landing and main landing, high molded skirting boards, high cornice ceiling, double radiator, original and truly elegant hand painted stained glass leaded window to front. Further white PVC double glazed outer door opening on to....

Rear Balcony

Approached from the landing is a first floor balcony with decorative railing surround and outlooks over the large and lovely enclosed rear gardens.

Master Bedroom One

17' 7" x 14' 7" (5.36m x 4.45m)
Independently approached from the landing via an original traditional panel door leading to a large master bedroom inset with a solid marble character fireplace, two wide alcoves each fitted with full height wardrobes, two white PVC double glazed replacement windows



with a rear garden outlook, high cornice ceiling, double radiator, molded skirting boards.

Bedroom Two

13' 10" x 11' 2" (4.22m x 3.40m)
Independently approached from the landing via an original traditional panel door with original handles and finger plates. Wide splayed bay with white PVC double glazed windows with outlooks across the large and lovely rear gardens, high cornice ceiling, dado rail, radiator.

Bedroom Three

13' 10" x 8' 4" (4.22m x 2.54m)
Approached independently from the landing via an original traditional panel door. Double radiator, high ceiling, PVC double glazed window with outlooks across the private front gardens.

Bedroom Four

11' 2" x 10' 9" (3.40m x 3.28m)
Approached independently from the landing via an original traditional panel door with door handles and the original locks, original character cast iron fireplace, high ceiling, radiator, white PVC double glazed window with outlooks across the private front gardens.



Family Bathroom

10' 3" x 8' (3.12m x 2.44m)
Approached independently via an original traditional panel door leading to a fully equipped family bathroom with part ceramic tiled walls, cast iron bath with chrome grips and chrome taps, mounted shaped wash hand basin with chrome mixer taps and pop-up waste and a built out vanity unit, separate ceramic tiled shower cubicle with chrome shower unit, W.C., ceramic tiled floor, chrome vertical towel rail/radiator, high ceiling, two PVC double glazed opaque glass windows to front.

Second Floor

Attic Rooms

Attic Landing

Approached via a staircase from the first floor landing which leads to a large separated attic space area consisting three rooms and a landing. Within one room there is a PVC double glazed window with a rear garden outlook, whilst within the front room there is a further PVC double glazed window with outlooks over Cowbridge Road. The measurements for these rooms are as follows....

Front room one - 13' 10" x 10' 6"
Rear room two - 12' 7" x 12' 5"
Landing area - 13' 1" x 7' 7"



Side room three - 11' 10" x 7' 7"

Outside

Front Garden

The large front garden is approached via a garden gate from Cowbridge Road leading to a sizeable upper level garden area chiefly laid to lawn edged with pretty borders of shrubs and plants equipped with a garden shed, enclosed by timber fencing and mature hedgerow to afford privacy and security, and also providing access to a lower ground sunken air raid shelter. Within the front garden adjacent to the breakfast room and the porch is a wide paved sun terrace very private and perfect for a patio table and chairs whilst the side front garden is also enclosed for privacy.

Rear Garden

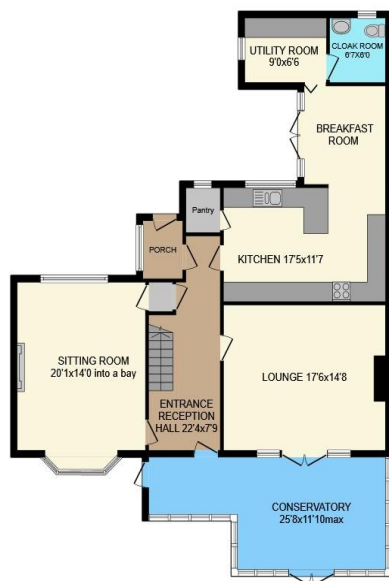
A very large and level fully enclosed rear garden with rear access for parking chiefly laid to lawn, edged with borders of shrubs and plants screened for privacy by trees to the rear and enclosed by timber fencing and full screens of hedgerow. There is a vehicular hardstanding with double gates from the rear service road and we understand that circa 2014 outline planning permission was granted for the construction of two houses. Since then the permission has expired, buyers should enquire direct to the Council for further information should this be of interest.





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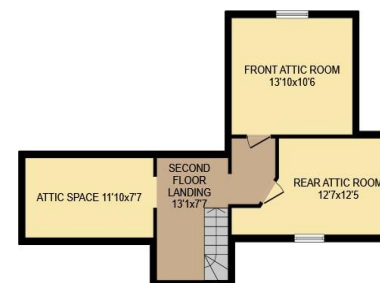
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Ground Floor



First Floor



Second Floor

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