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37 Beatty Avenue, Roath Park, Cardiff, CF23 5QR

£550,000

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A truly charming larger style three bedroom semi-detached house, built circa 1953, inset with white PVC double glazed replacement windows, the front being installed in 2022, externally finished in render above a facing brick plinth, all beneath a hipped clay roof covering.

This well designed and spacious family home occupies a delightful position fronting highly favoured tree lined Beatty Avenue, a wide and private residential road, just a few minute's walk from Roath park Lake, and benefiting a long and wide private side drive, a garage and a large and lovely rear garden, which backs onto allotments. The property retains many period features including charming wood block floors, high coved ceilings, picture rails, dado rails, pretty stained glass windows and an imposing spindle balustrade staircase within the character hallway which is a generous (15'8 x 8'0).

The living space also comprises a down stairs cloak room with a modern white suite, a fitted kitchen and breakfast room (17'6 x 10'7), a spacious front dining room (15'1 x 13'0), a relaxing lounge (14'2 x 11'0), and a stylish white PVC double glazed conservatory inset with French doors which overlook and open onto the delightful rear gardens. The first floor comprises a charming landing, three double sized bedrooms, and a modern white family bathroom suite with panel bath and a shower cubicle.

The property also includes white traditional style panel doors with regency handles, two 1950's period fireplaces, gas heating with panel radiators and a combi boiler which is annually serviced, and a full range of fitted wardrobes within two of the three bedrooms.

The property is within easy walking distance to Cardiff High School, whilst within a short walk there are both Heath High level and Heath low Level Railway Stations, allowing fast and economic travel to Queen Street and Cardiff Central.

Also within walking distance is The University Hospital of Wales, Heath Park with its stunning Tennis Courts, Its Pitch & Put golf course, its children's playground and its wonderful open playing fields. A very impressive home with versatile and generous living space, located on a superb private road, away from busy passing traffic. Must be seen!

Ground Floor Entrance Porch

Approached via a white PVC part panelled double glazed front entrance door inset with pretty leaded lights leading to a central porch with Terrazzo tiled threshold and high ceiling with wall light.

Entrance Reception Hall

15' 8" x 8' (4.78m x 2.44m)
A charming hallway of character, with stunning herringbone style wood block flooring and a wide spindle balustrade staircase with wall panelling and dado rail leading to a half landing and main landing, useful walk in cloaks hanging cupboard with PVC double glazed window with pretty stained glass leaded lights. Contemporary radiator, high coved ceiling, picture rail, dado rail.





Downstairs Cloakroom Independently approached from the entrance hall and comprising of a white modern suite with shaped wash hand basin with chromed taps and built out vanity unit, w.c., wall mounted Baxi gas fired central heating boiler, slate tiled floor, PVC double glazed obscured glass window to side.

Dining Room 15' 1" x 13' (4.60m x 3.96m) A charming reception room, with a stunning herringbone style wood block flooring throughout, tiled fireplace and hearth inset with a living flame coal effect gas fire, high ceiling with coving, ceiling rose, picture rail, two wide alcoves, contemporary radiator, white PVC double glazed window with outlooks onto the quiet tree lined frontage road. Approached independently from the hallway by a white traditional style panel door.

Lounge 14' 2" x 11' (4.32m x 3.35m) Independently approached from the entrance hall via a white traditional style panel door with regency handle leading to a further spacious second reception room with continuous herringbone style block wood flooring, elegant fireplace finished in brick with tiled mantel and tiled hearth inset with a living flame coal effect gas fire, two alcoves each fitted with shelving and wall cupboards both panel fronted, high coved ceiling, picture rail, panel radiator. Double glazed bi folding doors leading to...



Conservatory 10' 9" x 10' 3" (3.28m x 3.12m)

Also leading into the kitchen, constructed with a cavity brick plinth wall surmounted with white PVC double glazed windows tilt and turn, each with fixture blinds and matching PVC double glazed French doors that open onto a charming well established and private rear garden.

Kitchen and Breakfast Room 17' 6" x 10' 7" narrowing to 8' 10" (5.33m x 3.23m narrowing to 2.69m) Fitted along two sides with a range of floor and eye level units beneath solid granite worktops incorporating a Franke sink unit with mixer taps, vegetable cleaner and granite drainer. Integrated four ring Neff gas hob beneath a canopy style extractor hood with glass surround, integrated Bosch fan assisted electric oven, space for the housing of a fridge and freezer, integrated Neff dishwasher, ceramic tiled flooring within the kitchen area leading to stunning herringbone style wood block flooring within the breakfast room space. Walls part tiled in retro ceramics, double radiator, dado rail, high coved ceiling, clear glass PVC double glazed window with a rear garden outlook, PVC double glazed sliding patio doors leading into the conservatory, further PVC double glazed obscured glass window to side drive, further clear glass PVC double glazed window with a side drive aspect. This room is approached also from the entrance hall via a white traditional style panel door with regency handle.



First Floor Landing Approached via a single flight carpeted spindle balustrade staircase with half landing and main landing, elegant PVC double glazed window with stain glass leaded lights to side, part panelled walls beneath the dado rail, access to roof space, coved ceiling.

Bedroom One 14' 3" x 13' (4.34m x 3.96m)

Fitted extensively along one wall with a range of panel fronted and mirror fronted wardrobes full height with multiple hanging space, storage cupboards and centre shelves, part panelled walls beneath a dado rail, coved ceiling, white PVC double glazed window with an elevated outlook onto the quiet tree lined frontage road.

Bedroom Two 14' 2" x 10' 10" (4.32m x 3.30m)

Fitted along one wall with an extensive range of panel fronted wardrobes full height with multiple storage and hanging space, walls part panelled beneath a dado rail, coved ceiling, radiator, white PVC double glazed window with a pleasing rear garden outlook. Approached independently from the landing via a white traditional style panel door with regency handle.



Bedroom Three 10' 4" x 8' 3" (3.15m x 2.51m)

Independently approached from the landing via a white traditional style panel door with regency handle leading to a spacious third bedroom inset with white PVC double glazed window with elevated outlook onto the tree lined quiet frontage road, radiator, coved ceiling.

Family Bathroom 8' 10" x 6' 8" (2.69m x 2.03m)

Modern white suite with part ceramic tiled walls comprising of panelled bath with chrome taps, slim line w.c, large shaped wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit, separate tiled shower cubicle with chrome shower unit and clear glass shower door and screen, tiled flooring, dado rail, obscured glass PVC double glazed window to side, coved ceiling, stylish chrome vertical towel rail/radiator, built in vanity cupboard with radiator and shelving. Approached from the landing via a white traditional styled panel door with regency handle.

Outside Front Garden Landscaped and neatly finished in a shaped stone centre border with edgings in shrubs and plants approached via sandstone entrance path and enclosed by low brick walling.



Entrance Drive Private tarmac off street vehicular drive that's leads to the side of property onto a garage that is approached from the entrance road via two brick pillars with a dropped kerb access.

Garage

Rear Garden Private and well established partly laid to lawn beyond wide borders of shrubs and plants, inset also with a paved full width sun terrace approached from the conservatory, and accessing the side drive via a garden gate with side fence.

Further paved pathway leads to a second section of the rear garden which is more mature and shrub filled with a wide paved pathway, and an ornamental pond.

The garden is enclosed chiefly by timber fencing and hedgerow. Outside former coal shed ideal for storage.







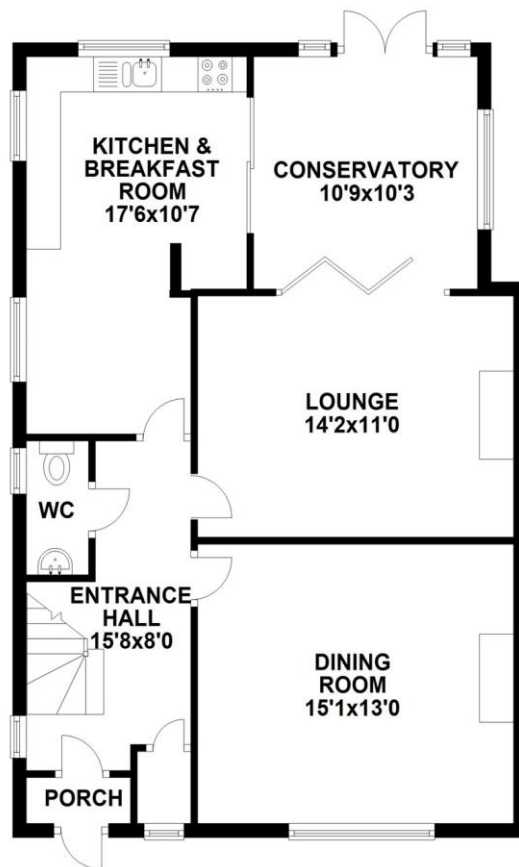
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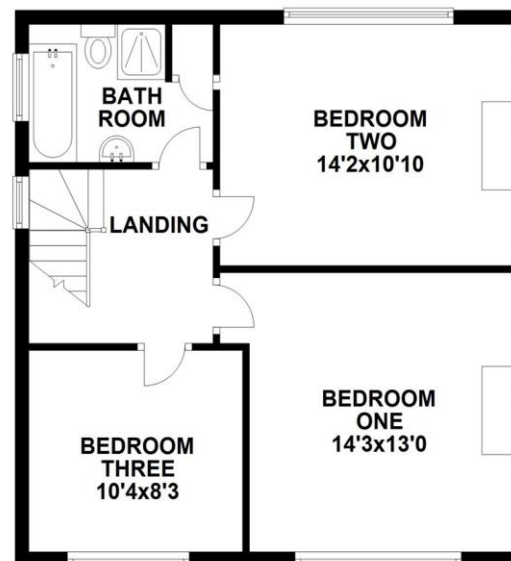
GROUND FLOOR 805 SQUARE FEET

Approx. 74.8 sq. metres (805.3 sq. feet)



FIRST FLOOR 574 SQUARE FEET

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 128.1 sq. metres (1379.0 sq. feet)

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