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£999,950

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Homelands' Heath Park Ave

Four double bedrooms.

Loft conversion with wc and dressing room potential for a farther bedroom or home office.

Large private drive parking for 5 cars.

No chain

Easy access to Heath Hospital, M4, bus and walking to train stations.

The Coach house

Tucked at the rear of the garden, originally used for hoarse and cart!

Modernised in 2017

Ideal for generating additional income via AirBnB or rental.

ENTRANCE HALL Arched doorway porch leading to magnificent entrance reception, oak flooring and original embossed freeze. arches used within the design of the house are typical of the Arts & Crafts design period yet there are no conservation restrictions.

Access to Heath and Roath Park which is a major draw.

A truly outstanding four bedroom detached double fronted residence of character, built circa 1915, being one of the first houses constructed in the Heath, and occupying a very large and level private garden plot, approached by a secluded five car entrance drive, which leads to the main house and also a detached one bedroom fully improved self-contained coach house. This imposing period home provides capacious living space with extensive improvements including a superb sun room (21'9 x 17'4), inset with three velux double glazed windows within a fully insulated and tiled roof, and further multiple sealed double glazed solid oak windows with beautiful rear garden aspects, together with UNDER FLOOR heating and two separate solid oak double glazed bi-folding doors.

Within a truly elegant formal dining room is the most exquisite full size bay fireplace original to the house with mantel mirror, two porthole windows and a cast iron grate with a slate hearth inset with a coal effect living flame fire. Further generous living space includes a gracious main lounge (18'7 x 14'0), inset with a handsome character fireplace with tiled surround and hearth, and three windows. A special feature is the quality fully fitted open plan kitchen and breakfast room (25'1 x 12'8 max), including a large Island unit with quartz granite work surfaces and a continuous breakfast bar, an integrated AEG induction hob and a fan assisted electric oven and wine cooler.

Within this superb open plan space is also a stunning gas fired Aga range cooker, and a further integrated Aga fridge (currently disconnected), and stunning porcelain tiled flooring throughout. Off the kitchen is a separate utility room, and a walk-in pantry. The main house is approached by a large shaped open fronted entrance porch leading into a charming entrance reception hall (11'8 x 11'4), inset with a grand returning spindle balustrade staircase which leads to a spacious main landing with access to a private front balcony. There are four large double sized bedrooms, and two bathrooms, the family bathroom having been re-modeled in 2018. A permanent staircase also leads to a large and versatile attic room (22'10 x 13'0 max), ideal as a studio and equipped with a separate cloakroom with modern wc and wash hand basin. The property benefits gas heating with a new boiler installed in 2016, a truly elegant original part panelled front entrance door inset with stained glass leaded upper light windows and matching semi arched side screen windows, original traditional panel doors with original door handles, high coved ceilings, picture rails, and ceiling roses. Within the large and level gardens and grounds is a superb, detached Coach house, totally renovated in 2016/2017, provided a wonderful asset to the property, and





comprising an open plan lounge and kitchen (27'5 x 11'7), a large bedroom (18'8 x 11'9), and a new stylish contemporary shower room. The Coach house is totally self-contained and includes new white PVC double glazed windows and outer doors and electric heating with stylish contemporary radiators. This magnificent family home is unique, and would provide a very generous residence, ideal for a large growing family, perfectly located away from busy passing traffic, and yet within walking distance to the university Hospital of Wales, Heath Park, Roath Park, and two local railway stations, Heath high level and Heath Low level, both providing fast and economic travel to Queen Street and Cardiff Central.

Ground Floor Entrance Porch

Large open fronted arched porchway with original tiled threshold and original outside light.

Entrance Reception Hall

11' 8" x 11' 4" (3.56m x 3.45m) Approached via a truly elegant original part panelled front entrance door inset with stained glass leaded upper light windows and matching semi arched side screen windows leading into a hallway of character, inset with a wide spindle balustrade returning staircase with half landing, original wall panels, dado rail, picture rail and original ceiling frieze with ornate coving. Wood flooring throughout, useful under stair storage cupboard, double radiator.



Formal Dining Room

16' x 16' 2" (4.88m x 4.93m) Approached from the entrance reception hall via an original traditional panel door with original door handles leading to a truly gracious dining room with an imposing full width character fireplace original to the house with mantel mirror, two porthole windows and a cast iron grate with a slate hearth inset with a coal effect living flame fire. Further wide splayed bay with windows with outlooks across the private entrance drive, high coved ceiling, picture rail, ceiling rose, double radiator, further original traditional panel door with original door handles and locks opening into the kitchen and breakfast room.

Lounge

18' 7" x 14' (5.66m x 4.27m) Approached from the entrance reception hall via an original traditional style panel door with original door handles leading to a gracious lounge inset with a handsome character fireplace with tiled surround and hearth, three windows with front and side aspect over the private entrance drive, ornate original coved ceiling, two radiators, picture rail, plate rail, ceiling roses.

Kitchen And Breakfast Room

25' 1" x 12' 8" (7.65m x 3.86m) Narrowing to 10'. A well-appointed quality kitchen with oak doors with panel fronts and characteristic handles beneath square nosed quartz granite work surfaces incorporating a white ceramic dual sink Belfast style with chrome mixer taps, large freestanding



island unit with matching quartz granite work surfaces and peninsula breakfast bar, inset with an AEG induction hob and a fan assisted electric oven, integrated wine cooler, stunning gas fired Aga range cooker, further integrated Aga fridge (currently disconnected), Recess space for the housing of a large upright fridge freezer, windows with side garden aspect, stunning porcelain tiled flooring throughout, high coved ceiling with spotlights, two independent original traditional style panel doors - one opening in to the dining room and the second in to the entrance reception hall. Oak sealed double glazed bi-folding doors opening into the sunroom.

Utility Room

9' 6" x 4' 10" (2.90m x 1.47m) Fitted with quality floor units with laminate worktops and a large white Belfast sink with chrome mixer taps, radiator, original tiled flooring, high ceiling with original ceiling clothes hanger, multiple shelves, internal door leading to a side store area and a further internal door opening into large full height pantry with multiple shelving and oval shaped front window. Walls part ceramic tiled.

Sunroom

21' 9" x 17' 4" maximum (6.63m x 5.28m maximum) A truly superb room constructed with cavity brick walls and a large high atrium style fully insulated roof covered with rosemary tiles and inset with three velux double glazed windows. Within this room there is gas wet system under



floor heating and two sets of solid oak sealed double glazed bi-folding doors that both open on to the large and lovely rear gardens. In addition, there are multiple sealed double glazed solid oak windows with beautiful rear garden aspects. Ceiling with spotlights.

Outer Storeroom

12' 5" x 5' (3.78m x 1.52m) Independently approached from the utility room via an original traditional style panel door with original door handles and original locks leading to a very useful side storage space under cover with paved flooring, a corner slim line W.C. and plumbing for both a washing machine and space for a tumble dryer. Outer door and window leading to the side gardens. Wall mounter Potterton Titanium gas combi boiler.

First Floor Landing

Approached via an imposing wide carpeted returning staircase with half landing and main landing, high ceiling with picture rail, dado rail, large radiator, spindle balustrade in oak with newel posts, built-in linen cupboard, Georgian shaped multi pane door with three windows overlooking and opening on to....

Balcony

An original first floor balcony is approached from the landing with a spindle balustrade surround fully under cover and pillared with outlooks across the private entrance drive.



Master Bedroom One

16' x 13' 2" (4.88m x 4.01m) A capacious master bedroom inset with a wide splayed bay with multiple windows with side and rear aspect, high ceiling with picture rail, large radiator, approached from the landing via a traditional style original panel door with original door handles and finger plate.

Bedroom Two

14' 4" x 13' 7" (4.37m x 4.14m) with two windows with side and front dual aspect, large radiator, high ceiling, approached from the landing via an original traditional panel door with finger plates and original door handles.

Bedroom Three

14' 3" x 10' (4.34m x 3.05m) Approached from the landing via an original traditional style panel door with original door handles, locks and finger plates leading to a further double size bedroom with high ceiling with picture rail and ceiling roses, radiator, further window with a side aspect.

Bedroom Four

10' 4" x 10' (3.15m x 3.05m) Independently approached via an original traditional panel door with original door handles, finger plates and locks leading to a further double size bedroom with a high ceiling with picture rail, a radiator and a window with a pleasing rear garden outlook.



Family Bathroom

Stunning white contemporary and stylish remodelled suite with ceramic tiled walls comprising shower bath with chrome mixer taps, pop-up waste and chrome shower unit with clear glass shower screen, shaped wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, built out vanity unit with white high gloss doors and chrome handles, stylish contemporary vertical radiator/towel rail, two patterned glass windows to side. Approached from the landing via an original traditional panel door.

Family Shower Room

White suite with walls ceramic tiled comprising ceramic tiled shower cubicle with chrome shower unit and shower door and screen, mounted wash hand basin with chrome taps and a built-out vanity unit, W.C., vertical towel rail/radiator, patterned glass window to side, picture rail, approached from the landing via an original traditional panel door with original door handles, finger plates and locks.

Second Floor Attic Room

22' 10" x 13' (6.96m x 3.96m) Approached from the first floor landing via a custom made single flight spindle balustrade staircase leading to a large and useful versatile attic room perfect as a studio converted without current building regulation approval but equipped with PVC double glazed windows with a front outlook, a further velux double glazed window with a blackout blind with views over the rear gardens, multiple spotlights, pine flooring, access to eaves roof space, and access to.....

Cloakroom

White suite comprising W.C. and mounted circular shaped wash hand basin with chrome mixer taps and pop-up waste, further velux double glazed window, spotlights, pine flooring, vertical towel rail/radiator, access to eaves.

Outside Entrance Drive

The property benefits a wide private Tarmac off street vehicular entrance drive that runs almost the length of the house and provides ample off-road parking screened by conifer trees and equipped to the side with a very large and useful full-size workshop/garden shed.

The Coach House

Lounge And Kitchen

27' 5" x 11' 7" (8.36m x 3.53m) Fully improved and approached via white PVC double glazed clear glass French doors with matching side screen windows leading to a well-designed living area with ample space for a sofa suite. Open plan to the kitchen/breakfast area well fitted along one side with stylish modern contemporary floor and eye level units with high gloss doors beneath square nosed laminate patterned work surfaces, incorporating a white ceramic sink unit with chrome mixer taps, vegetable cleaner and drainer. Integrated four ring induction electric hob beneath a fitted extractor hood, integrated Bush fan assisted electric oven, space with plumbing for a washing machine, walls part ceramic tiled in retro style ceramics, soft closing doors and drawers throughout, retractable chrome mutli spice shelves, vinyl flooring throughout, two stylish contemporary electric radiators, two PVC clear glass double glazed windows, Expelair fan, further white PVC double glazed clear glass French doors with stylish chrome handles opening on to the sizeable gardens. Recess space for the housing of a fridge freezer.

First Floor

Approached via a carpeted spindle balustrade returning staircase leading to a first-floor landing.

Bedroom One

18' 8" x 11' 9" (5.69m x 3.58m) A large double size bedroom approached from the landing via a contemporary oak panel door with stylish chrome handles. Two modern velux double glazed windows each with blackout blinds, extensive range of oak fronted wardrobes along one side with retractable storage shelves, hanging space, TV recess space and shoe shelves. White PVC double glazed clear glass French door with a pleasing side aspect, stylish contemporary electric radiator.





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