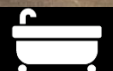

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**41 Beatty Avenue, Roath Park, Cardiff, CF23 5QR**

**Offers over £485,000.**

 pa black

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A truly charming larger style three-bedroom semi-detached house, built circa 1955, inset with white PVC double glazed replacement windows, circa 2000, 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 minutes' walk from Roath Park Lake, and benefiting a long private side drive, a garage and a large and lovely SOUTH FACING rear garden, which backs onto allotments.

This substantial home occupies an elevated position with pleasing outlooks, is available with no chain and benefits gas heating with panel radiators, and a new boiler installed in 2019 which is still under a 10-year warranty. Charming character features include wood block floors and coved ceilings, and the versatile and well-designed living space has been extended circa 1980 to provide a large open plan sitting room and dining room (22'4 x 12'5), and a kitchen (16'2 x 7'3) which was installed circa 2005.

The ground floor accommodation also includes a front lounge inset with a splayed bay window, an entrance porch, an entrance hall, and a downstairs cloakroom with Wc.

The first floor comprises three good sized bedrooms and a modern shower room (formally a bathroom) installed circa 2005. This substantial home is just a short walk to Cardiff High School and Rhydyphenau Junior School.

The property is within easy walking distance to 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. Also, within walking distance is Rhydyphenau Crossroads shopping centre, Lakeside Shopping Centre, and both the Roath Park Flower Gardens, Botanical Gardens and Wild Gardens.

Local restaurants also include Villaggio Lakeside, an Italian located on Fidas Road, Lake Spice an Indian Restaurant located on Lake Road West, The Discovery Public House and Restaurant located on Celyn Avenue, Bodega Tapas Bar and Restaurant located on Clearwater Way, and Ballers Hand Stretched Pizza Restaurant also located on Clearwater Way in Lakeside.

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 two white PVC double glazed front entrance doors each with opaque glass windows leading to an enclosed porchway with a ceramic tiled floor.

### **Entrance Hall**

Approached via a further elegant double glazed PVC entrance door inset with diamond leaded lights and opening into a main hall with original wood block flooring currently carpeted, coved ceiling, PVC double glazed clear glass window with a side drive view and a staircase with a useful under stair storage cupboard, radiator.





### **Front Lounge**

14' x 14' (4.27m x 4.27m) Approached independently from the entrance hall, original wood block flooring, contemporary fireplace with marble surround and hearth inset with a living flame coal effect clear glass fronted glass fire with remote control function, wide splayed bay with PVC double glazed replacement windows with pretty diamond leaded lights, with a centre tilt and turn facility enjoying outlooks on to quiet and tree lined Beatty Avenue.

### **Sitting Room & Dining Room**

22' 4" x 12' 5" ( 6.81m x 3.78m ) Independently approached from the entrance hall, leading to an extended living room with part wood block flooring, original to the house, also inset with a very stylish and contemporary marble stone fireplace with hearth and surround equipped with a living flame coal effect gas fire, high coved ceiling, double radiator, Georgian style PVC double glazed French doors with matching side screen windows opening on to a paved sun trap terrace with rear garden views beyond.

### **Kitchen**

16' 2" x 7' 3" ( 4.93m x 2.21m ) Fitted along two sides with an extensive range of both floor and eye level units with laminate worktops incorporating a sink unit with vegetable cleaner, chrome mixer taps and drainer, integrated stainless steel Hotpoint gas hob beneath a concealed extractor hood, matching tall storage unit housing a Hotpoint built-in fan assisted electric oven with separate grill, glass fronted eye level cabinets, walls chiefly ceramic tiled, space with plumbing for a washing machine, double radiator, space for a low level fridge, space for a low level freezer, PVC double glazed replacement window to side, doorway leading to.....

### **Outer Hall**

With continuous ceramic tiled flooring which leads from the kitchen, inset with a PVC double glazed patterned glass outer door that opens on to the rear garden, and an access doorway that leads to....

### **Downstairs Cloakroom**

W.C. and wash hand basin with ceramic tiled splashback, continuous ceramic tiled flooring, replacement patterned glass PVC double glazed window to rear.

### **First Floor**

#### **Landing**

Approached via a single flight staircase leading to a half landing and main landing, access to roof space, coved ceiling, PVC replacement double glazed window to side.

#### **Master Bedroom One**

14' x 12' 6" maximum (4.27m x 3.81m maximum) A charming double size master bedroom inset with a wide splayed bay with replacement PVC double glazed windows with tilt and turn facility and diamond leaded upper lights with outlooks onto the quiet tree lined frontage road. Range of fitted wardrobes along one wall, double radiator.

#### **Bedroom Two**

12' 6" x 12' 4" (3.81m x 3.76m) Independently approached from the landing, a further double sized bedroom, inset with a white PVC double glazed replacement window with tilt and turn facility with outlooks across the rear extension and onto the private gardens which back onto a section of woodland. Radiator, full range of fitted wardrobes along one wall housing a Viessmann gas central heating combi boiler.



### Bedroom Three

8' 9" x 8' (2.67m x 2.44m)

Approached independently from the landing, leading to a good size third bedroom inset with a PVC double glazed replacement window with tilt and turn facility and diamond leaded upper lights with outlooks onto quiet tree lined Beatty Avenue, radiator.

### Shower Room

Remodelled white suite with walls ceramic tiled comprising double size shower with Triton shower unit and clear glass shower doors and screen, shaped pedestal wash hand basin with chrome taps, wc, replacement patterned glass PVC double glazed window to side. Vertical radiator.

### Outside Front Garden

Laid to lawn edged with borders of shrubs and plants, enclosed to the front by low brick-built boundary walls.



### Private Entrance Drive

Block paved private off street vehicle entrance drive approached via entrance with two brick pillars and leading to...

### Garage

Substantial detached garage with pitched concrete tile roof, PVC guttering, PVC double glazed window.

### Rear Garden

A delightful rear garden sheltered and private, sunny and chiefly laid to lawn beyond a lower designed paved sun terrace, fully enclosed for privacy and security and screened by mature hedgerow shrubs and trees.

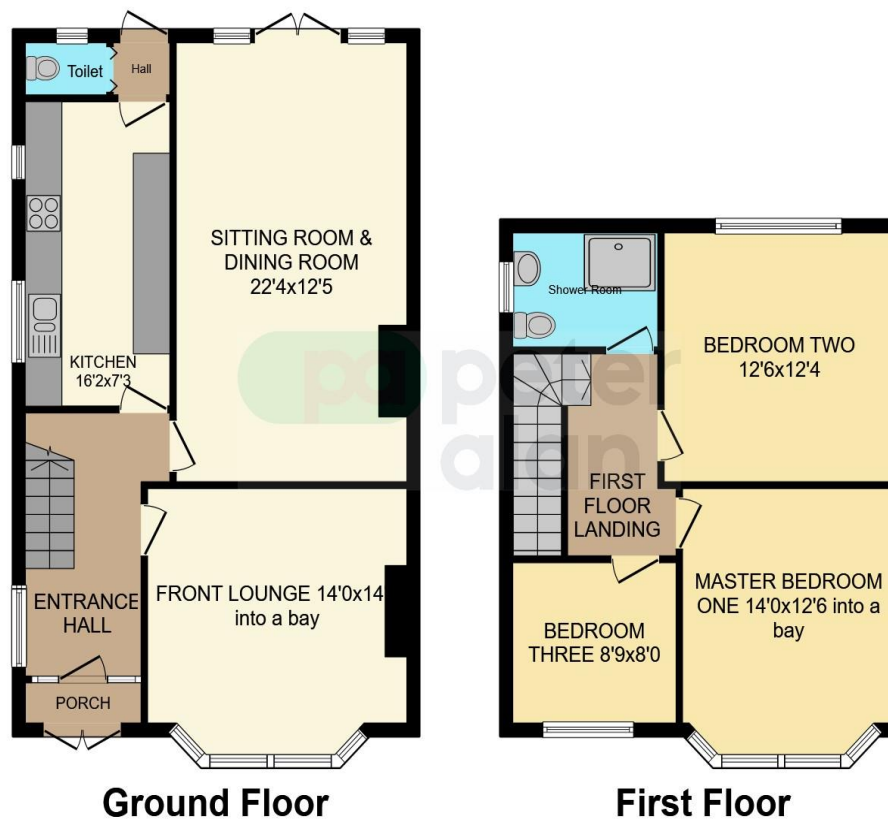






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