



 3  1  3

29 Lady Mary Road, Roath Park, Cardiff, CF23 5NT

£700,000

 black

02920 618552
llanishen@peteralan.co.uk



A truly capacious three double bedroom double fronted semi-detached house, built in 1927 by Messrs Martin Coffin developers, a well-known and highly regarded local Cardiff private developer, for a member of his family, one of just two built on the road, individual in design and distinctive in appearance. This large and impressive family home has been extended to provide a super-sized open plan kitchen and breakfast room (19'5 x 13'4), inset with a high atrium ceiling with velux double glazed windows, and inset with French doors that open onto the gardens. This substantial property occupies a delightful position, gently elevated and fronting a quiet private residential road, within Cardiff High School catchment, and just a short walk from the scenic Roath Park Lake and Roath Park Flower Gardens.

Charming period features include stunning wood block floors, elegant stained glass port hole windows within the 18 ft lounge, a large entrance reception hall (15'10 x 8'2) inset with a wide spindle balustrade staircase and an imposing original front entrance door inset with a circular shaped stained glass leaded window with matching side screen and overhead windows, high coved ceilings, original traditional panel internal doors, and a period art deco fireplace within bedroom two. The property benefits from gas heating with panel radiators and a Worcester combi boiler (installed 2019), replacement PVC double glazed front elevation windows and fully overhauled rear windows (2017). The well designed and versatile living space provides 1593 square feet, and benefits a very large and open roof space, perfect for a loft conversion, subject to the necessary planning permissions and building regulation requirements. Outside in recent years the long and private rear gardens have been landscaped to provide a secluded sun terrace, whilst a detached summer house is well placed.

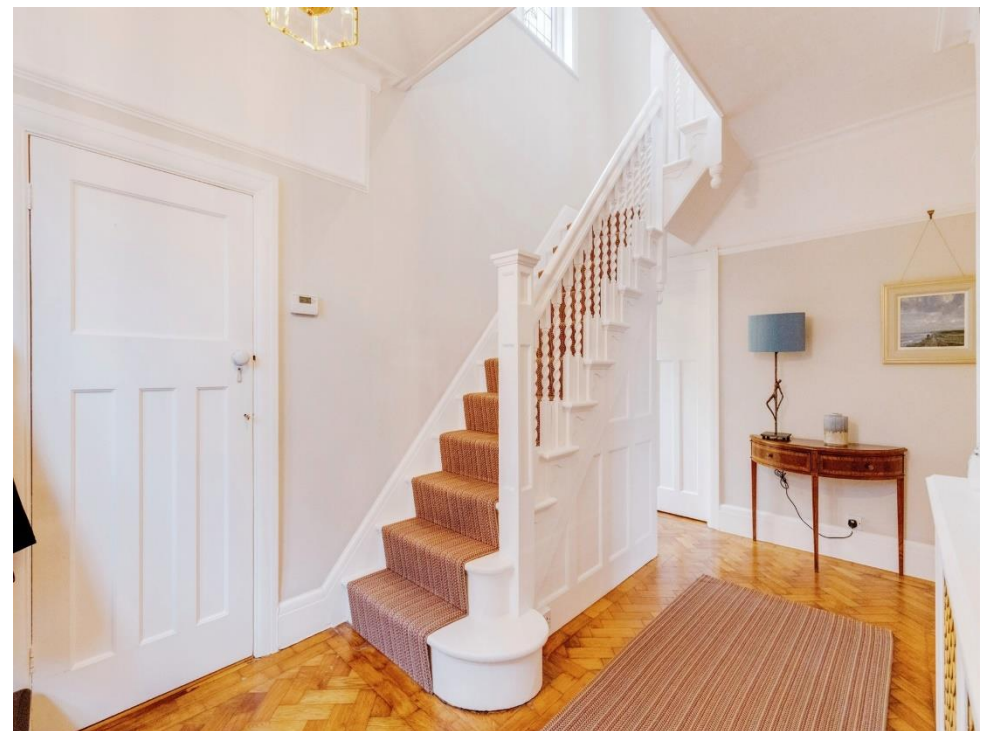
There is a private side entrance drive that leads to a garage (19'0 x 8'9), and this very impressive home lies within the school catchment of Cardiff High. Must be seen.

Within a short walk are Rhydypenau and Lakeside Primary Schools and Cardiff High School, all within catchment, together with two local Railway Stations at Heath Low Level and Heath High level, enabling fast travel to Queen Street and Cardiff Central. Also within easy walking distance is the University Hospital of Wales, together with Heath Park, with its stunning Tennis Courts, its Pitch & Putt golf course, its children's playground and its wonderful open playing fields. Within walking distance are Rhydypenau Crossroads shopping centre and Lakeside Shopping Centre. The property is within a five-minute walk from the Nos.28 & 29 bus stop into the city centre.

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.

Ground Floor Entrance Reception Hall

15' 10" x 8' 2" (4.83m x 2.49m) A truly charming hallway of character approached via an original panelled front entrance door inset with a circular shaped stained glass leaded window with matching side screen and overhead windows, opening into a large and characteristic entrance reception hall with a wide returning carpeted staircase with half landing, original woodblock flooring throughout, high coved ceiling, picture rail, radiator with pretty casement cover, useful under stair storage cupboard.





Downstairs Cloakroom

Modern white suite with walls part ceramic tiled and ceramic tiled floor comprising Heritage corner shaped wash hand basin with chrome taps and built out vanity cupboard, w.c with China handle, PVC double glazed patterned glass window. Approached from the entrance hall via an original panel door.

Lounge

18' 3" x 12' 5" (5.56m x 3.78m) A gracious room inset with a wide splayed bay with replacement PVC double glazed windows with pretty leaded lights with outlooks across the private front gardens, high coved ceiling with picture rail, two alcoves each inset with characteristic stained glass porthole style windows, handsome Minster fireplace with hearth and mantel inset with a living flame coal effect gas fire, woodblock flooring, radiator with pretty casement cover, approached from the entrance hall via an original traditional panel door.

Dining Room

13' 9" x 12' 2" (4.19m x 3.71m) Approached independently from the entrance hall via a traditional original panel door leading to a spacious dining room, a versatile reception room perfect as a sitting room or a snug, inset with a replacement PVC double glazed window with leaded lights with outlooks onto the private front gardens, wood block flooring, high coved ceiling with picture rail, double radiator.



Kitchen And Breakfast Room

19' 5" x 13' 4" (5.92m x 4.06m) Fitted along four sides with an extensive range of limed oak panel fronted floor and eye level units, with laminate worktops and part ceramic tiled walls, incorporating a stainless-steel sink with chrome mixer taps and drainer, integrated Neff four ring gas hob beneath an enclosed canopy style extractor hood, integrated fan assisted Siemens electric oven, integrated fridge freezer, integrated Siemens dishwasher. Stylish matching dresser unit with clear glass eye level cabinets and spice shelves and spice drawers, ceramic tiled flooring throughout, ample space for a large dining table and 6-8 chairs, double radiator, ceiling with spotlights and two Velux double glazed windows, PVC clear glass double glazed modernised window with a pleasing rear garden outlook, further PVC double glazed French doors with clear glass with new seals with matching side screen and upper light windows opening onto a landscaped garden patio and lawns.

Snug/Sitting Room

11' 5" x 10' 1" (3.48m x 3.07m) Independently approached from the kitchen and breakfast room via a square opening, still also retaining its independent original panel door that provides access directly into the entrance hall. This versatile room includes a stylish modern living flame glass fronted log effect cast iron burner with floating mantel and slate hearth, original herringbone wood block flooring throughout, two dresser cupboards with multiple shelving and spotlights, high ceiling.



Utility Room

5' 7" x 4' 2" (1.70m x 1.27m) Independently approached from the kitchen and breakfast room via an original traditional panel door leading to a small and very functional utility room, with space for the housing of a washing machine, space for the housing of a tumble dryer, modern worktop, eye level unit, newly installed Worcester gas central heating boiler, continuous ceramic flooring, PVC double glazed part panelled patterned glass outer door to rear gardens.

First Floor Landing

Approached via a wide carpeted returning spindle balustrade staircase with half landing leading to a spindle balustrade main landing, glorious stained glass leaded window, high coved ceiling, picture rail.

Master Bedroom One

16' 6" x 12' 6" (5.03m x 3.81m) Inset with a wide splayed bay with replacement PVC double glazed windows with leaded lights with elevated outlooks across the quiet frontage road, tastefully fitted panel fronted wardrobes along one wall, radiator, two alcoves, coved ceiling. Approached from the landing by an original traditional style panel door.

Bedroom Two

13' 10" x 12' 2" (4.22m x 3.71m) Approached independently from the landing by an original traditional style panel door leading to a spacious double bedroom inset with replacement PVC double glazed windows with pretty leaded lights with elevated outlooks across the quiet frontage road, two alcove



cupboards with multiple bookshelves and panel fronted doors, original art deco fireplace, high coved ceiling, picture rail, double radiator.

Bedroom Three

11' 4" x 10' 6" (3.45m x 3.20m) Approached independently from the landing via an original traditional panel door leading to a large third bedroom with high ceiling, picture rail, replacement PVC double glazed window with a rear garden outlook, radiator. Two alcoves one fitted with a linen cupboard, the second with a matching storage wardrobe.

Family Bathroom

Modern white suite with walls and floor ceramic tiled comprising panel bath with chrome hand grips, chrome mixer taps and chrome shower fitment, additional wall mounted chrome shower with rail and curtain over, stylish vertical radiator/towel rail, oval shaped wash hand basin with chrome taps and pop up waste and a built out vanity unit, vanity wall unit with mirrored fronts and spotlights, PVC double glazed replacement patterned glass window to rear, large double sized access via a drop down timber ladder to the main roof space.

Separate W.C

White modern suite with w.c, ceramic tiled flooring, replacement PVC double glazed patterned glass window to side.



Outside Front Garden

Mainly level and neatly laid to an edged lawn with borders of laurel trees and hedgerow providing natural screens of privacy.

Private Entrance Drive

Private block paved off street vehicle entrance drive approached via double gates surmounted on two brick pillars and continuing to the side of the property onto the garage. Useful lockable garden gate that provides access onto the rear gardens.

Garage

19' x 8' 9" (5.79m x 2.67m) Detached brick-built garage with up and over door, metal casement window to side, pitched asbestos roof.

Rear Garden

Large and lovely rear garden landscaped and comprising a mature level main lawn, edged with pretty borders of shrubs and plants all enclosed by timber fencing and brick-built boundary walls one being recently rebuilt to the side, all beyond a landscaped paved sun terrace which is approached from the kitchen/breakfast room providing space for patio tables and chairs and comprising raised flower borders and shrubs. At the bottom of the rear garden beyond the lawn is a further area of garden partly paved, and behind the garage is a newly erected timber-built summer house with double doors and glass panelled windows.

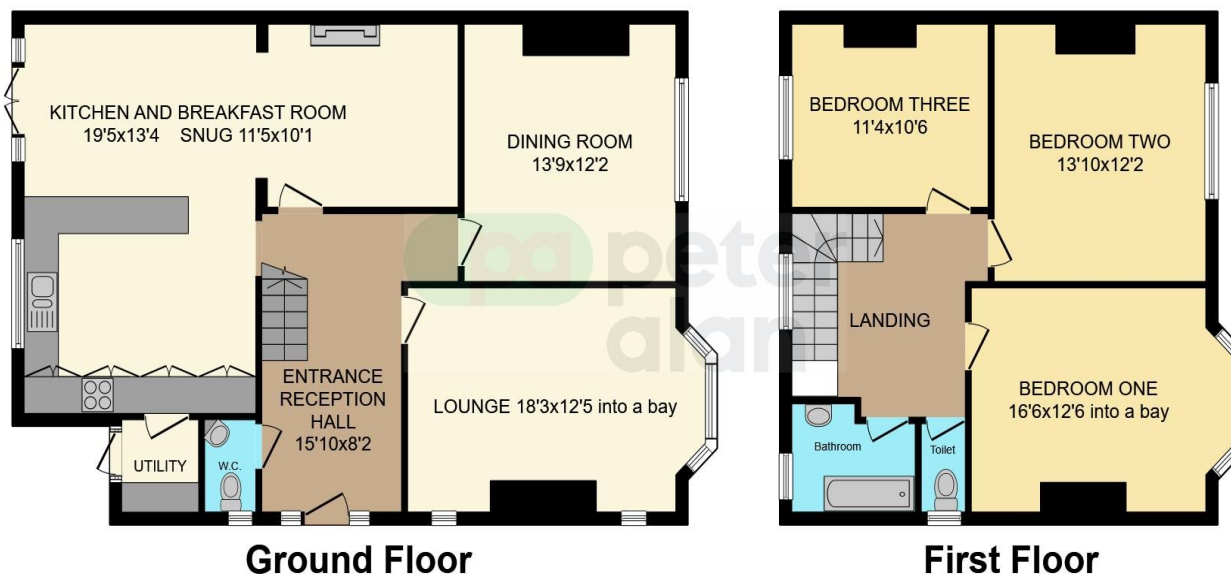






02920 618552

llanishen@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

