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33 Lake Road West, Roath Park, Cardiff, CF23 5PG.

Offers in excess of £700,000.

 **peter
alan**

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A very large and well-designed gable fronted purpose built four-bedroom semi-detached family home, built in 1937 with cavity elevations externally finished in rough white cast render, the front inset with a two-storey semi-circular bay, externally finished in facing brick, all beneath a replacement pitched slate roof covering. This substantial house of character occupies an elevated position with delightful views across the scenic Roath Park manicured gardens, tree lined, and adjacent to both the Botanical Gardens and Roath Park Lake. With Cardiff High School catchment, and two railway stations close by, (Heath High level and Heath Low Level), the location is superb, and within a short walk is the beautiful Roath Park Flower Gardens and recreational fields. In 2018 new replacement white PVC custom made sash cord style windows were added to the front elevation, and at the same time extensive re-wiring was completed, with new consumer unit-distribution boxes added. In 2023 a new Worcester gas boiler was installed, regularly serviced, and benefiting a 10-year warranty.

The property retains many original features including a charming entrance reception hall with a wide returning staircase, high coved ceilings and picture rails, a truly impressive original stained glass leaded window on the landing, and stunning wood block floors. There are two elegant re-production character fireplaces within the 18 FT lounge and the 14 FT dining room, whilst the ground floor living space also includes a stylish modern downstairs cloak room, (re-modelled in 2019), a front sitting room, and a sun conservatory which is approached from the dining room and includes PVC French doors and a new roof added in 2013. There is also a large, fitted kitchen with central Island unit, re-modelled in 2008.

The generous first floor comprises four good sized bedrooms, a modern family bathroom re-modelled in 2023, a separate cloak room, which provides three toilets in the house, and an access to the impressive large roof space, which is insulated, and part boarded, inset with an electric light, and approached by a drop-down ladder. Many similar houses have had super-sized loft conversions installed, allowing the living space to be extensively increased with superior elevated views, subject to the required building regulation certification.

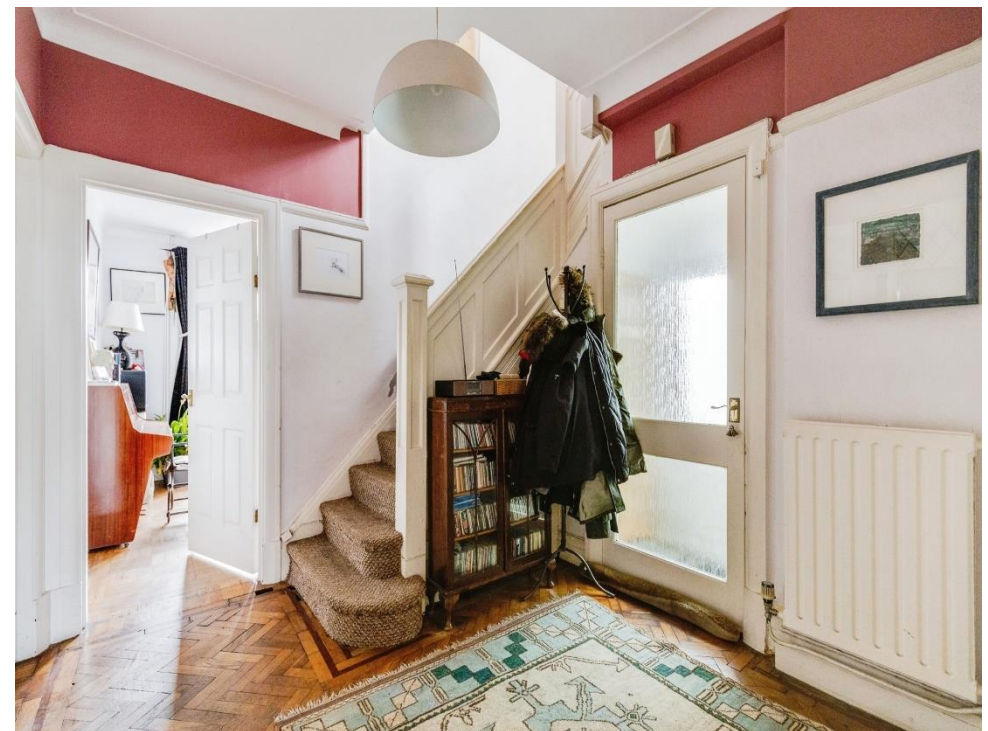
Lake Road West is a very prestigious location, highly regarded and sought after.

Local Amenities

Within a short walk are Rhydyphenau 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 Rhydyphenau 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 Porch

Approached via a part panelled PVC double glazed front entrance door inset with leaded coloured glass windows leading into a main porch with a tiled floor and a useful built-in under stair cloaks hanging cupboard. which houses the electric consumer unit.

Entrance Reception Hall Approached via a part glazed entrance door leading to a good size main hall with original wood block flooring, high coved ceiling, picture rail, double radiator and a wide returning original staircase leading to the main landing.

Downstairs Cloakroom Modern white remodelled suite with retro tiled walls comprising slimline W.C. and wall mounted corner shaped Vitra wash hand basin with chrome mixer taps and pop-up waste, patterned glass PVC double glazed replacement window to side, high ceiling with coving, spotlights, chrome vertical towel rail/radiator, wall mounted unit housing a large modern electrical distribution box/consumer unit.

Kitchen 16' 6" maximum x 12' (5.03m maximum x 3.66m) Into and entrance recess. Approached from the entrance hall via a white traditional style panel door with Regency handles leading to a fitted kitchen with matching white floor and eye level units along four sides beneath round nosed laminate patterned worktops, incorporating a white ceramic sink with mixer taps, vegetable cleaner and ceramic drainer, central island unit housing a gas five ring hob including wok burner



(Bosch), space with plumbing for a washing machine, space with plumbing for a dishwasher, eye level unit housing a Bosch integrated fan assisted electric oven with separate grill, porcelain tiled flooring. Fitted corner breakfast bar, replacement PVC double glazed window to side, replacement PVC double glazed window with a rear garden outlook, integrated fridge freezer, stylish vertical radiator, ceiling mounted stylish chrome canopy style extractor hood with glass surround, coved ceiling with spotlights, additional contemporary radiator, serving hatch to dining room.

Sitting Room 11' 10" x 11' 10" (3.61m x 3.61m) Approached independently from the entrance hall via a white traditional style panel door leading to a versatile sitting room currently used as a home office, charming features include wood block floors, high coved ceiling with ceiling rose and two alcoves. Double radiator, stunning replacement sash cord style PVC double glazed front window with elevated outlooks across Lake Road West and on to the Roath Park gardens and parkland.

Front Lounge 18' into a bay x 12' 5" (5.49m into a bay x 3.78m) A charming main lounge inset with a semicircular shaped bay with stunning replacement PVC double glazed sash cord windows with elevated outlooks across Lake Road West and on to the tree lines scenic Roath Park, reproduction character fireplace with cast iron grate, slate hearth and tiled surround, wood block flooring.



Two wide alcoves, high coved ceiling, picture rail, white traditional style panel door independently approaching the entrance hall, shaped bay double radiator. Folding double doors open in to....

Dining Room 14' x 12' 5" (4.27m x 3.78m) Also independently approached from the entrance hall via a white traditional style panel door with Regency handle leading to a large formal dining room inset with a reproduction character fireplace with slate hearth, cast iron grate and tiled surround, wood block flooring, high coved ceiling with ceiling rose, picture rail, double radiator, serving hatch to kitchen. Square opening leading to....

Conservatory 11' 5" x 7' 10" (3.48m x 2.39m) Forming part of a conservatory extension with white PVC double glazed French doors with matching side screen windows and outlooks on to the rear gardens, all beneath a sloping roof with fitted blinds.

First Floor Landing Approached via a wide returning original staircase leading to a half landing and a main landing, original stained glass leaded full height window to side, coved ceiling, multiple range of built-in storage cupboards along one wall, access to roof space.



Bedroom One 18' 5" into a bay x 12' 5" maximum (5.61m into a bay x 3.78m maximum) A large master bedroom inset with a semi-circular bay with stunning replacement PVC double glazed sash cord windows with impressive and quite delightful, elevated outlooks over Lake Road West and on to the scenic tree lined Roath Park gardens. Two wide alcoves, high coved ceiling, shaped bay radiator, white traditional style panel door to landing.

Bedroom Two 14' 4" x 12' 5" (4.37m x 3.78m) Plus an entrance recess (3'8 x 1'10). Approached independently from the landing via a white traditional style panel door with Regency handle leading to a further double size bedroom with parquet block flooring and a large clear glass PVC double glazed window with a rear garden view, radiator, high coved ceiling, picture rail, two alcoves.

Bedroom Three 12' x 11' 9" (3.66m x 3.58m) A further good size double bedroom approached independently from the landing via a white traditional style panel door with Regency handle, inset to the front with stunning replacement PVC double glazed sash cord windows enjoying elevated outlooks across Lake Road West and on to the scenic tree lined Roath Park gardens. Radiator, high coved ceiling, picture rail, two alcoves.

Bedroom Four 11' 10" x 10' (3.61m x 3.05m) Approached independently from the landing via a white traditional style panel door, currently used as a home office, inset with a white PVC double glazed window with a rear garden outlook, coved ceiling, picture rail, radiator, modern unit housing a wall mounted gas combi boiler.



Family Bathroom Remodelled white suite (Vitra), with walls largely tiled and tiled floor, comprising panel bath with hand grips and chrome mixer taps together with a chrome shower unit with a clear glass shower screen, wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit, slimline W.C., stylish vertical towel rail/radiator, replacement PVC patterned glass double glazed window to side, high ceiling with spotlights.

First Floor Cloakroom Modern white suite with part tiled walls and tiled flooring comprising W.C. and wall mounted wash hand basin, patterned glass PVC double glazed window to side, high ceiling with coving and spotlights, approached independently from the first-floor landing via a white traditional style panel door.

Outside Front Garden Landscaped and stepped with raised borders and rockeries, ornamental in design, inset with a stepped entrance path approached via two brick pillars and a garden gate from the pavement line and enclosed to the front by mature hedgerow and to the side by mature screens of garden trees to afford a level of privacy to both sides of the front.

Rear Garden A walled rear garden ornamental in design with patios and stone borders enclosed for privacy and security with outside lights and patio areas with access to the rear lane.

Double Garage 23' 8" x 16' (7.21m x 4.88m) Substantial double garage with additional storage area with a modern sloped corrugated roof, internal windows and rendered external walls providing fantastic storage space for two cars etc with rear lane access.

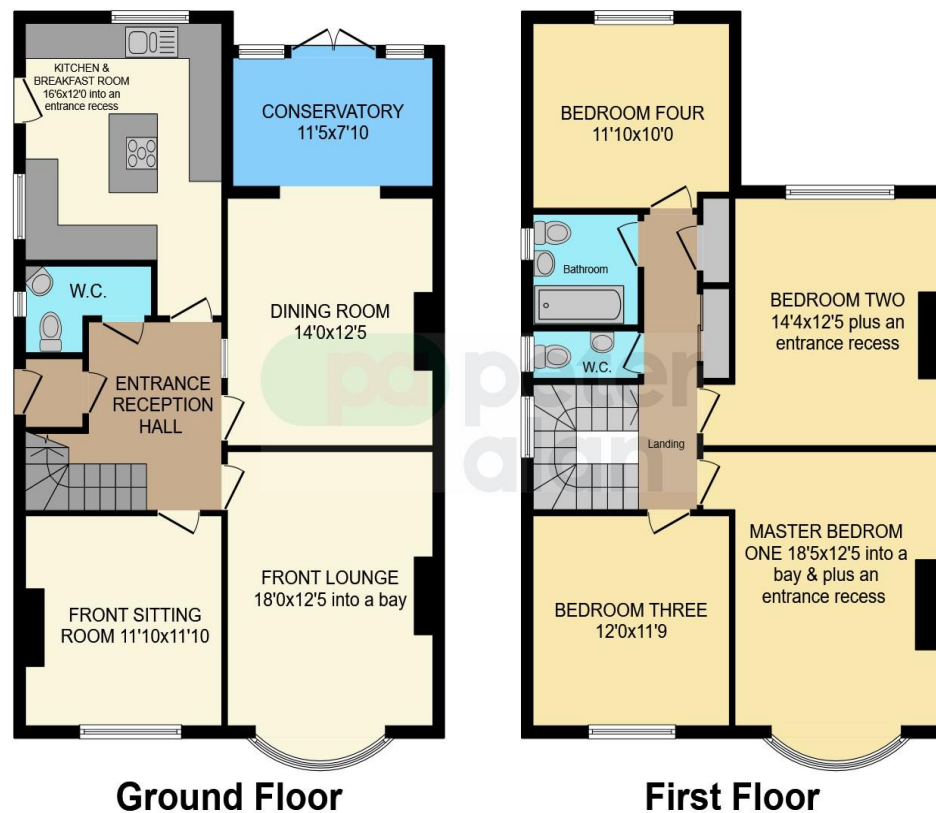






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