



Brandreth Road, Ladymary, Cyncoed, Cardiff

offers over **£525,000** Freehold

pa black



Brandreth Road, Ladymary, Cyncoed, Cardiff

A distinctive detached double fronted four bedroom family house, built circa 1957 and occupying a large corner plot garden, with a sizeable side lawn and sun terrace, and a dual access in and out private entrance drive. This substantial home benefits an elevated position on the corner of both Brandreth Road and Egremont Road, with high ground outlooks that extend across the surrounding area, across the City and towards the Channel.

In 2012 the property was extended to provide a (17'6 x 13'0) open plan kitchen and breakfast room with a new fitted kitchen. This impressive social space includes a high Atrium style ceiling with velux windows and leads to a small but useful utility room, with a further internal door that opens into an integral garage (16'6 x 8'10).

The living space also includes an entrance porch, an entrance reception hall, a down stairs cloak room, a formal dining room and a spacious lounge (15'0 into the bay, narrowing to 13'0 x 14'10). Bi-folding doors open onto a delightful raised paved sun terrace with outlooks across the sizeable side gardens with a quaint Victorian style lantern light that stands proud.

The generous and well designed living space comprises four good sized bedrooms and two stylish modern contemporary bathrooms, the family bathroom re-modelled in 2011 equipped with both a shower cubicle and a panel bath, whilst the ensuite shower room (2011) compliments the master bedroom together with a ensuite walk-in wardrobe.

Further improvements include replacement PVC double glazed windows (2011), gas heating with panel radiators and a modern combi boiler (2011), serviced and covered under a British Gas five star contract, and a modern electric consumer unit added in 2011.

This impressive property provides excellent living space, located within the well establish residential suburb of Lady Mary, just a short walk from Roath Park Flower Gardens, Botanical Gardens and the Scenic Roath Park Lake.

The local primary schools are excellent and include Lakeside Junior, Marlborough primary school and Albany Road primary. Brandreth Road falls within the catchment area of Cardiff High School. In addition to the English-medium community provision Ysgol y Berllan Deg and Ysgol y Wern are the Welsh-medium primary schools serving the local area under consideration and are in the Ysgol Bro Eder and Ysgol Glantaf catchment for high school respectively.

Local Amenities

Within a short walk is the very popular Wellfield Road shopping centre with its extensive range of local shops and stores including Fab, a ladies fashion shop, Accessory Box which sells a range of fashion accessories, Barclays Bank Plc, Bentleys a café, Central Pharmacy, Cut Above is a unisex hairdresser offering a range of hairstyles, haircare products and other hair services, Derek Freye is a dry cleaners offering a range of cleaning and other clothing and linen services.

Errol Willy is a unisex hairdresser offer various pampering services and beauty treatment, Himalaya Restaurant is an Indian Restaurant serving a selection of curry and other spicy foods which are traditionally eaten in India, and a new addition is Joe's Ice Cream parlour. The property is situated in a central location and offers many local amenities including Roath Park, Wellfield Road, Libraries and good access to the city centre of Cardiff and M4 motorway.





Entrance Porch

Approached via two PVC double glazed front entrance doors with matching side screen windows, ceramic tiled flooring.

Entrance Reception Hall

Approached via a white PVC double glazed part panelled entrance door inset with pretty leaded upper light window, further PVC obscure glass double glazed side screen windows, ceramic tiled flooring throughout, wide carpeted spindle balustrade single flight staircase with understair recess to first floor landing, coved ceiling, PVC double glazed window to rear, large radiator.

Lounge

14' 10" x 14' 2" into a wide splayed bay narrowing to 13' (4.52m x 4.32m into a wide splayed bay narrowing to 3.96m) Inset with a contemporary stone fireplace with matching hearth and mantelpiece, splayed bay window with white PVC double glazed units with outlooks across the lawned frontage gardens and on to Brandreth Road, coved ceiling, double radiator, white PVC double glazed bi-folding doors opening on to a raised paved sun terrace with side garden outlooks, white traditional style panel door to entrance hall.



Downstairs Cloakroom

Independently approached from the entrance hall, and comprising a modern white suite with slim line W.C., wall mounted wash hand basin with splashback and chrome taps, ceramic tiled flooring, PVC double glazed window to rear. White traditional style panel door with chrome handle to entrance hall.

Dining Room

12' 9" x 11' (3.89m x 3.35m) Independently approached from the entrance hall via a white traditional style panel door, coved ceiling, wood flooring, PVC double glazed window with outlooks across the frontage gardens and drive, radiator.

Kitchen And Breakfast Room

17' 6" x 13' (5.33m x 3.96m) Well fitted along three sides with a modern range of both floor and eye level units with laminate work surfaces and slim line handles, incorporating a stainless steel sink with chrome mixer taps and drainer, Cuisine Master 100 range cooker with two fan assisted electric oven, separate grill, separate warming drawer, five ring gas hob including wok burner, further electric solar hob, beneath a stainless steel canopy style extractor



hood, walls chiefly ceramic tiled, under unit lighting, continuous ceramic tiled flooring throughout, integrated dishwasher, high atrium style ceiling inset with two large velux double glazed windows, PVC double glazed window with a side entrance drive aspect, two radiators, white PVC double glazed part panelled outer door with side screen window opening on to the rear gardens. Ample space for a large dining table and chairs, ceiling with spotlights, integrated fridge freezer.

Utility Room

8' 7" x 4' (2.62m x 1.22m) Fitted with a modern work surface and ceramic tiled surround, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, ceramic tiled floor, white PVC double glazed part panelled outer door inset with leaded bevelled upper light window leading to the rear and side entrance drive and gardens, air ventilator, white traditional style panel door opening in to the kitchen and breakfast room, further white traditional style panel door with chrome handle leading in to the integral garage.

First Floor Landing

Approached via a wide carpeted spindle balustrade single flight staircase leading to a main landing, inset with two PVC



double glazed windows to rear, sizeable access to the roof space, radiator.

Master Bedroom One

14' 9" into a splayed bay narrowing to 12' 10" x 14' 10" (4.50m into a splayed bay narrowing to 3.91m x 4.52m)
Wide bay window with white PVC double glazed units with outlooks on to Brandreth Road and enjoying elevated outlooks that extend across the surrounding area, further white PVC double glazed picture window to side with aspect across the surrounding area and towards Cardiff city centre. Shaped bay radiator, white traditional style panel door with chrome handle to landing.

Ensuite Shower Room

Stylish modern white contemporary suite with walls ceramic tiled and impressive flooring, comprising double size shower with chrome shower unit including hand fitment and waterfall fitment , clear glass sliding doors and screen, slim line W.C., pedestal wash hand basin, radiator, air ventilator, PVC double glazed obscure glass window to front.



Walk-In Wardrobe

Large walk-in wardrobe fitted with hanging space and shelving, electric light.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)
Plus a full height 2 ft deep single wardrobe with mirror fronted doors, wood flooring, radiator, PVC double glazed window with outlooks across the frontage gardens and drive and on to Brandreth Road. white traditional style panel door with chrome handle to landing.

Bedroom Three

10' 5" x 11' (3.17m x 3.35m)
Plus a 2 ft deep wardrobe full height with mirror fronted doors, radiator, white PVC double glazed window with outlooks across the frontage drive and gardens and on to Brandreth Road, further white PVC double glazed window to side. White traditional style panel door with chrome handle to landing.



Bedroom Four

8' 6" x 8' 9" (2.59m x 2.67m)
Inset with two white PVC double glazed windows with rear and side aspect, radiator, white traditional style panel door with chrome handle to landing.

Family Bathroom

Stylish and contemporary modern white suite with ceramic tiled walls comprising shaped panel bath with chrome hand grips and chrome taps, slim line W.C., pedestal wash hand basin with chrome taps, shaped corner shower cubicle with ceramic tiled walls, chrome shower unit with waterfall fitment and separate hand fitment, glass sliding doors and screen, stylish chrome vertical towel rail/radiator, PVC double glazed obscure glass window to rear, air ventilator, ceiling with spotlights.

Outside

Entrance Drive

Dual access in and out driveway approached from Brandreth Road and exiting on to Egremont Road providing off street vehicular parking for numerous cars.



Front Garden

Laid to lawn.

Side Garden

A sizeable side garden, forming part of the corner plot, extending to the front and providing an established lawn and a large paved sun terrace, edged with borders of shrubs and plants and all enclosed by timber panel fencing to afford privacy and security, There is an additional raised paved sun terrace with decorative railing surround approached via bi-folding doors from the lounge. A special feature within the gardens is a Victorian style outside lantern light and there is access around



the property leading to both the kitchen and side gardens.

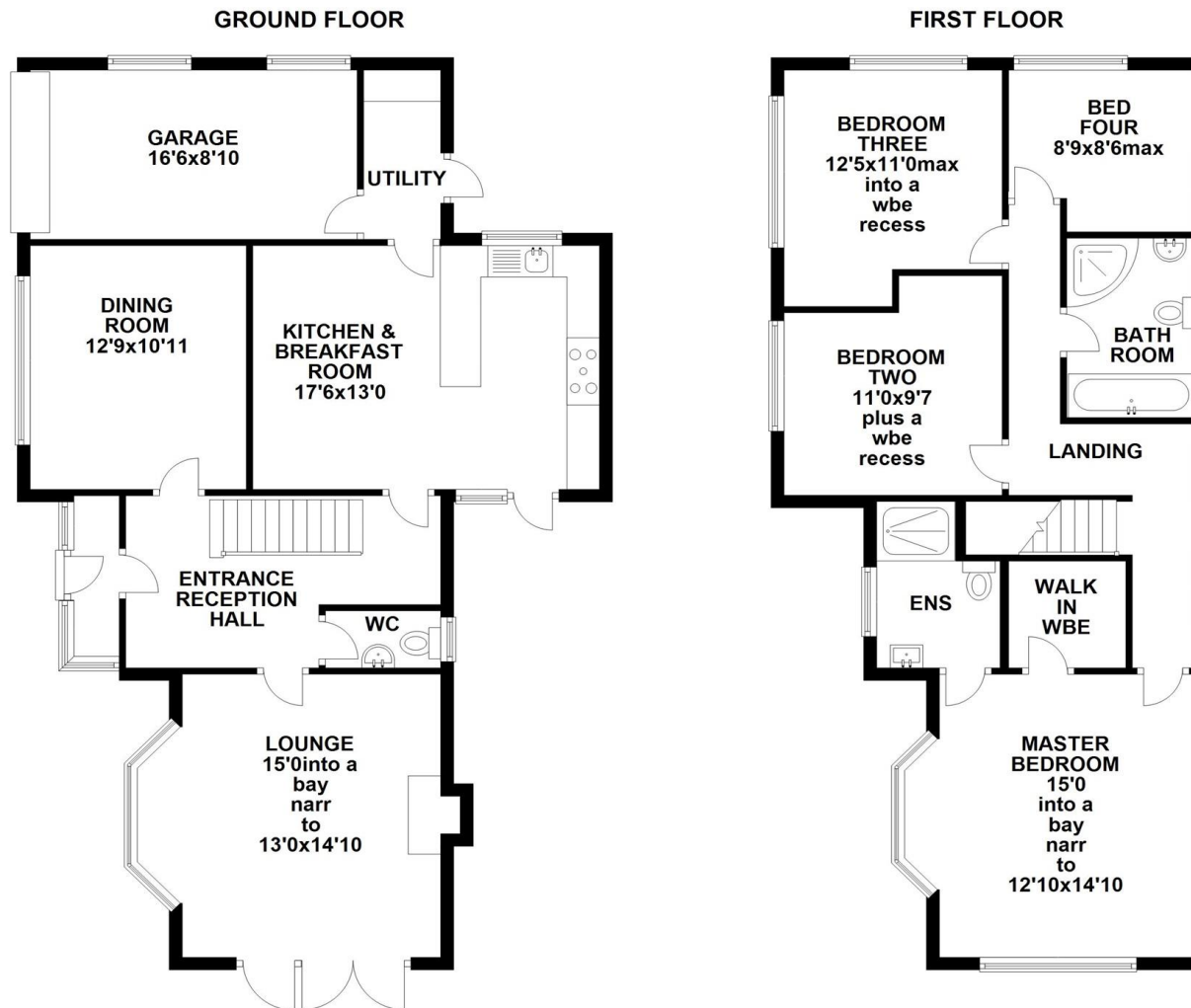
Garage

16' 6" x 8' 10" (5.03m x 2.69m)

Integral single garage with electric power and light, courtesy door to utility room. Up and over door, two white PVC double glazed windows with obscure glass to side.







86 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

EPC Rating: C

Property Ref:ALY303343 - 0004



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