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37 Timbers Square, Roath, Cardiff, CF24 3SH

£510,000

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A traditional semi-detached five bedroom family home, built circa 1950, the front inset with a circular two storey bay, external elevations in rough cast render above a facing brick plinth, and beneath a new pitched interlocking tiled roof. This substantial property occupies a delightful position, fronting tranquil Timber Square, a stunning location, a quiet and select close well away from passing traffic, yet conveniently positioned within level walking distance to both Albany road and Wellfield road. Cardiff City centre is also a short walk away, as well as Waterloo Gardens Park, Harlequin playing fields and Roath Park recreation fields. Extended in 2017, with a super-sized professional loft conversion, this impressive home, provides versatile living space, ideal for a growing family, and benefiting gas heating with panel radiators (new fully serviced boiler installed in 2009), replacement PVC double glazed windows, white traditional style panel internal doors, a new 2016 composite front entrance door, a new stylish family full sized bathroom (circa 2013), a new down stairs cloak room/utility room (2016), and a stunning new second floor contemporary shower room (2017). The well planned living space comprises a generous sized entrance hall with parquet block flooring, elegant stained glass leaded window to side, a high coved ceiling and a carpeted spindle balustrade single flight staircase. Approached from the hall is an open plan lounge and dining room (27'5 x 12'8), a fitted open plan kitchen and breakfast room (18'6 x 11'6 max), whilst on the first floor there are three good sized bedrooms and a

large family bathroom, and at second floor level, approached by a custom made staircase are two further double sized bedrooms and a family shower room. The property also includes a private side entrance drive, a garage (17'0 x 9'0), approached via a new 2020 fob operated electric up and over door, and a fully enclosed rear garden, finished largely in Astro turf and afforded privacy by brick built boundary walls and incorporating a paved sun terrace. A truly spacious family home in an enviable quiet location. Must be seen!

Location Also close by are further local parks within Penylan including Roath Mill Gardens and Waterloo Gardens. Local amenities also include the Roath Park Tea Rooms, Waterloo Gardens Post Office, Penylan Pantry, Penylan Bowling Club, and the Church of St Edward King and Confessor located along Westville Road. Within a short driving distance is an exit off Llanedeyrn Road onto Eastern Avenue, allowing fast travel from East to West Cardiff, the M4, Newport and Bristol. The local primary schools are excellent and Marlborough primary school falls within and taken together form 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 Edern and Ysgol Glantaf catchment for high school respectively. 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 offering a variety of men's and women's hair services, File & Style is a beauty salon providing 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 edition is Joe's Ice Cream parlour.

Ground Floor Entrance Porch

Open fronted, arched entrance, quarry tiled threshold.

Entrance Hall

Approached via a composite front entrance door with stylish chrome door furniture and leaded upper light window leading to a main hall with parquet block flooring, elegant stained glass leaded window to side, high coved ceiling, carpeted spindle balustrade single flight staircase leading to a half landing and main landing, radiator, coving, pretty leaded side screen windows to front door surround. Useful under stair storage cupboard housing a wall mounted combi gas boiler.

Downstairs Cloakroom / Utility

7' 2" x 4' 4" (2.18m x 1.32m) Stylish modern white suite (Roca), with ceramic tiled walls comprising shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., space with plumbing for an automatic washing machine, PVC double glazed patterned glass window to side.



Through Lounge & Dining Room

27' 5" x 12' 8" (8.36m x 3.86m) An open plan lounge and dining room approached from the entrance hall via a traditional style panel door with stylish chrome handle. A large room inset with a wide semi-circular bay with replacement PVC double glazed windows with leaded pretty upper lights with outlooks on to quiet and idyllic Timbers Square. Shaped bay radiator, further large double radiator, light oak multi pane contemporary double doors opening in to the kitchen and breakfast room.

Kitchen & Breakfast Room

18' 6" x 11' 6" narrowing to 6' 4" (5.64m x 3.51m narrowing to 1.93m) Fitted along three sides with a full range of panel fronted floor and eye level units with stylish handles and square nosed laminate patterned worktops incorporating a stainless steel sink with chrome mixer taps vegetable cleaner and drainer, integrated Indesit fan assisted electric oven with separate grill, integrated four ring stainless steel gas hob, eye level extractor hood, walls part ceramic tiled, integrated wine rack, space with plumbing for a dishwasher, space for the housing of an upright fridge freezer, part ceramic tiled walls, PVC double glazed window with a rear garden outlook. Open plan to a breakfast area with space for a breakfast table and four chairs, further large PVC double glazed picture window with PVC double glazed outer door opening on to the enclosed rear gardens. Radiator.



First Floor Landing Approached via a single flight carpeted spindle balustrade staircase leading to a half landing and spindle balustrade main landing, PVC double glazed patterned glass window to side, coved ceiling.

Bedroom One 13' 8" x 11' 6" (4.17m x 3.51m) Fitted with a full range of full height mirror fronted and panel wardrobes along one wall, wide semi-circular bay with replacement PVC double glazed windows with pretty leaded upper lights with outlooks on to quiet and idyllic Timbers Square. Two double radiators, coved ceiling, white traditional style panel door to landing.

Bedroom Two 12' 8" x 11' 6" (3.86m x 3.51m) A further double size bedroom approached independently from the landing via a white traditional style panel door. Coved ceiling, large radiator, replacement PVC double glazed window with a pleasing rear garden outlook.

Bedroom Three 10' x 7' 10" (3.05m x 2.39m) Approached independently from the first floor landing via a white traditional style panel door with stylish handle, leading to a very good size and well-proportioned third bedroom, inset with a white PVC double glazed replacement window with pretty leaded upper lights and outlooks on to quiet and idyllic Timbers Square. High coved ceiling, radiator.

Family Bathroom 8' 7" x 7' 9" (2.62m x 2.36m) Modern white remodelled suite (2017), comprising of a shaped shower bath with chrome fittings including waterfall fitment, separate hand fitment and a clear glass shaped shower screen. The shower bath also has chrome



mixer taps and chrome waste. Large shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., limestone tiled walls, tiled flooring, stylish chrome vertical radiator/towel rail, white PVC double glazed patterned glass window to side, high ceiling with spotlights, air ventilator, further obscure glass PVC double glazed window to rear. Approached from the landing independently via a white traditional style panel door.

Second Floor Landing Approached via a custom made carpeted returning spindle balustrade staircase leading to a fully self-contained landing area also inset with an obscure glass replacement PVC double glazed window to side.

Bedroom Four 13' x 10' 7" (3.96m x 3.23m) Independently approached from the second floor landing via a white traditional style panel door with stylish handle leading to a double size bedroom inset with two velux double glazed windows each with blackout blinds and aspect to front, access to useful eaves roof space storage area, radiator.

Bedroom Five 10' 6" x 11' 8" (3.20m x 3.56m) A further double size bedroom, independently approached from the second floor landing via a white traditional style panel door with stylish handle. Radiator, white PVC double glazed window with an elevated outlook across the rear gardens and over the surrounding area.

Shower Room 7' 4" x 5' 6" (2.24m x 1.68m) Stylish modern white contemporary suite replaced in 2017 and comprising of a large double size shaped corner shower cubicle with ceramic tiled walls and clear glass sliding



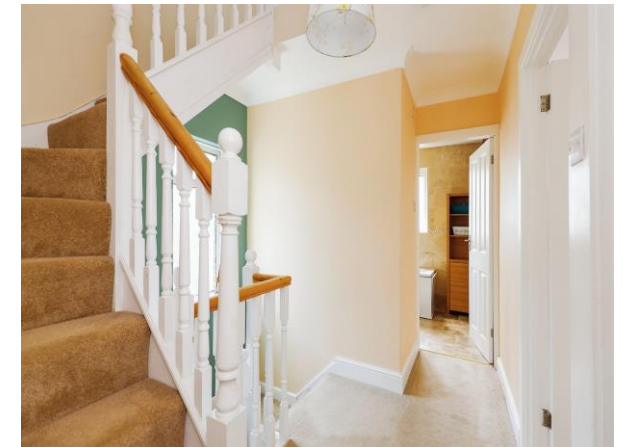
shower doors and screen, chrome shower unit including waterfall fitment and separate hand fitment, slim line W.C., square shaped wash hand basin within a built out vanity unit with high gloss doors and chrome handles and finished with a ceramic tiled splashback. Stylish chrome towel rail/radiator, obscure glass PVC double glazed window to rear, high ceiling with spotlights, air ventilator.

Outside Front Garden Neatly laid to lawn edged with pretty borders of shrubs and plants together with low brick built boundary walls surmounted with decorative railings and approached via a block paved entrance path.

Entrance Drive Private off street vehicular entrance drive block paved, and continuing down the side of the property and leading to.....

Garage 17' x 9' (5.18m x 2.74m) Semi detached single garage approached via a new 2020 fob operated electric up and over door, modern guttering and soffits, hipped interlocking concrete tiled roof. Open roof space storage area, white PVC double glazed obscure glass window to side. Electric power and light.

Rear Garden Fully enclosed, finished largely in Astro turf and afforded privacy by brick built boundary walls and incorporating a paved sun terrace. Useful enclosed 7 ft high garden gate with side screen fencing providing direct access to the side drive. Outside water tap. Southerly facing rear garden. Sun directly on the back at 5.30pm.

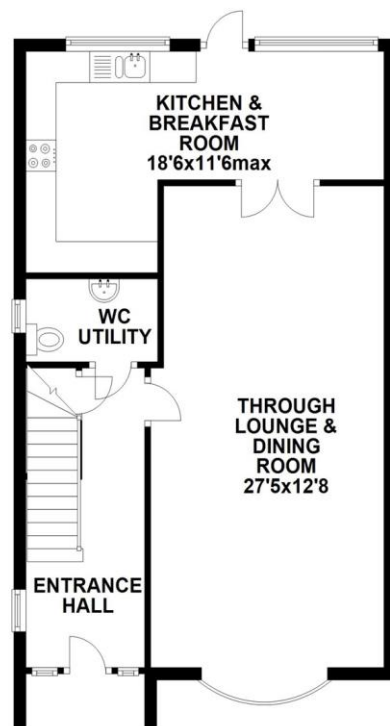






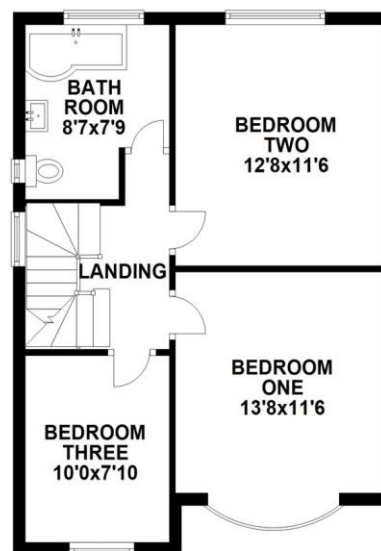
GROUND FLOOR 642 SQUARE FEET

Approx. 59.6 sq. metres (641.4 sq. feet)



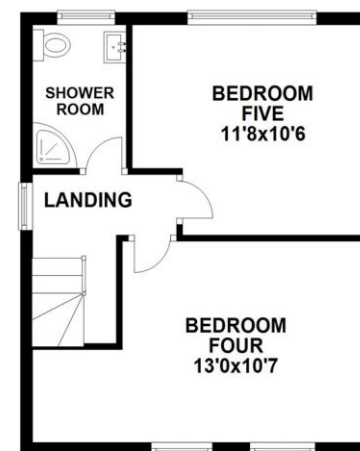
FIRST FLOOR 504 SQUARE FEET

Approx. 46.8 sq. metres (503.7 sq. feet)



SECOND FLOOR 390 SQUARE FEET

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 142.5 sq. metres (1534.1 sq. feet)

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.