



 6  3  3

67 Ninian Road, Roath Park, Cardiff, CF23 5EL.

£825,000

 black

02920 462246
albanyroad@peteralan.co.uk



A truly magnificent example of an Edwardian Splendour meets 21st century contemporary design, can be experienced by this capacious gabled fronted six-bedroom period home, positioned within highly respected Roath Park, with its splendid parks and amenities, including its scenic lake with lighthouse, the beautiful flower gardens with its tennis courts and bowling greens, and the wonderful open tree lined recreational fields. This truly elegant three story sympathetically restored residence of character, provides modern living with all the designer features of a new home, carefully balanced by Edwardian splendour. Every living room and bedroom includes marble, slate and cast-iron original fireplaces, whilst the high ornate cornice ceilings retain original panelling and picture rails.

Throughout the house there are stunning traditional and original solid mahogany panelled doors with original handles, many of which also include stained glass leaded upper lights. Every window has been replaced with double glazed units in PVC, whilst the front elevation with its conservation protection, includes replacement solid wood sealed doubled glazed sash cord windows.

The property also benefits from a sophisticated intruder alarm, gas heating with panel radiators with elegant casement covers, and fully landscaped gardens to both the front and rear. In recent years a self-contained detached studio annex has been added with a twenty-foot home office with comfortable space to house two large Edwardian desks with ample space for bookshelves and cabinets, and the special advantage of its own independent entrance. Also, within this studio is a large twenty-foot meeting room or lounge. This hugely beneficial addition to the property could provide a separate guest suite or outdoor garden room which are very popular.

Some of the many modern and contemporary improvements include a fabulous bespoke open plan kitchen and breakfast room with luxury appliances and extensive storage units together with two large islands, one designed with a wide breakfast bar.

The master bedroom suite benefits its own on suite dressing room together with a capacious ensuite bathroom with Jacuzzi bath and contemporary shower facilities, whilst the remaining bedrooms are serviced by two separate bathrooms.

This impeccable property is approached from Ninian Road by an arched entrance that leads into a fully landscaped garden with sandstone sun terrace and a secure entrance porch with solid double doors and a gracious entrance reception hall provides a truly opulent ambience of Edwardian living style with a handsome returning spindle balustrade staircase, with numerous additional half landings, providing natural space balanced with true elegance and light, directly from stunning original stain glass leaded ceiling windows.

A further special advantage is that the property lies within the catchments of Cardiff High School, confirmed by Estyn which is the Inspectorate in Wales, as being an exceptional school, with pupils achievements as being one of the highest in Wales over recent years. This is the perfect home for a versatile modern family wishing to live within true comfort and private space that can only be found from a house of this era. This property is available with no chain.

Entrance Porch

Approached via two substantial part panelled front entrance doors both inset with elegant, bevelled glass and locked by an original and substantial Victorian front door deadlock leading to a porch with original fully tiled walls, cornice ceiling and marble threshold.





Entrance Reception Hall

19' x 11' 3" (5.79m x 3.43m) Approached by two further substantial solid panel doors inset with patterned Victorian style upper lights with an overhead stained glass window opening in to a gracious hallway with elegant period fireplace with mantel mirror and cast iron grate with tiled surround and hearth, marble tile flooring, high cornice ceiling, picture rail, imposing stained glass leaded window to front, radiator with pretty casement cover, ornate wide returning spindle balustrade staircase with half landing and moulded skirting boards and newel posts with original wall panelling, further radiator with pretty casement cover, solid mahogany panel doors with stained glass leaded upper lights opening in to the front lounge and the formal dining room.

Front Lounge

18' 4" x 13' 5" (5.59m x 4.09m) Inset with a wide splayed bay with replacement white sash cord style full height windows with brass furniture overlooking the well designed and private front garden, high cornice and panel ceiling with surround spotlights, picture rail, moulded skirting boards, wood flooring, elegant character fireplace with cast iron grate, tiled surround and slate hearth, two alcove bookshelves, large radiator with pretty casement cover.



Formal Dining Room

14' 5" x 12' 6" (4.39m x 3.81m) Inset with an imposing character fireplace with cast iron grate and slate surround, high panelled and cornice ceiling, picture rails, two alcoves each fitted with low level bookshelves, large radiator with pretty casement cover, wood flooring throughout, white PVC double glazed clear glass French doors opening on to a charming grapevine lined pergola with sandstone sun terrace. Square opening leading to.....

Kitchen And Breakfast Room

23' 7" x 17' 6" (7.19m x 5.33m) A truly bespoke kitchen and breakfast room with a width measurement that narrows to 10' 4" beautifully fitted with a quality range of panel fronted contemporary and stylish floor and eye level units with slim line handles and solid wood worktops including two large island units, numerous deep pan drawers with custom made cutlery compartments, integrated Neff dishwasher, integrated Beko washing machine, stylish sink unit with gold mixer taps and drainer, integrated four ring AEG electric hob, integrated Neff combi fan assisted microwave oven, separate grill, separate fan assisted electric oven, space for the housing of an American style fridge freezer, pull out larder unit with multiple spice shelves, solid wood flooring, high cornice ceiling with spotlights, large velux double glazed ceiling window, further freestanding island unit incorporating a full width breakfast bar and equipped with a solid bronze worktop, two double radiators, double glazed PVC picture window with a pretty rear garden view, further PVC double



glazed outer door with side screen and upper light windows opening on to the private fully landscaped rear gardens.

Downstairs Cloakroom

Modern suite comprising W.C. with concealed cistern, mounted square shaped wash hand basin with glass splashback, chrome mixer taps, pop-up waste and a built out walnut finished vanity unit, continuous marble tiled floor.

First Floor Landing

Approached via a wide and imposing returning spindle balustrade staircase with half landing and main landing leading to an elegant first floor with original panel doors with stained glass leaded upper lights, moulded skirting boards and high cornice ceiling.

Master Bedroom One

18' 3" x 13' 6" (5.56m x 4.11m) Inset with a wide splayed bay with replacement sash cord style windows with brass furniture with elevated outlooks on to the tree lined Roath Park recreational fields, high cornice ceiling, picture rail, large radiator with pretty casement cover, imposing character fireplace with cast iron grate and tiled surround, living flame coal effect gas fire and slate hearth. Two wide alcoves each fitted with a selection of bookshelves.



Bedroom Two

14' 6" x 12' 6" (4.42m x 3.81m) Inset with an imposing original character fireplace with cast iron grate, tiled surround and heated double radiator, white replacement PVC double glazed window to rear. Archway leading to....

Ensuite Dressing Room

12' x 6' 2" (3.66m x 1.88m) Beautifully equipped with a range of built out and built-in wardrobes with solid wood tops and white panel doors, double radiator, high coved ceiling, PVC replacement double glazed window to rear, built-in shoe cupboard with multiple shelves and original panel doors with brass door handles.

Ensuite Bathroom

10' 6" x 10' (3.20m x 3.05m) Approached via an original part panelled traditional door inset with stained glass leaded upper lights and original door handles opening in to a large ensuite bathroom with marble tiled floor and walls comprising Jacuzzi bath with natural flow chrome mixer taps, large walk-in contemporary wet room style shower with chrome fittings including rainfall fitment and hand fitment, clear glass shower screen, large and impressive full width shaped wash hand basin with chrome mixer taps and two built out vanity cupboards all wall mounted. Concealed radiator, TV recess space, ceiling with LED spotlights, W.C. with concealed cistern, chrome air ventilator, stylish and stunning vertical radiator, replacement PVC double glazed obscure glass window to rear.



Bedroom Three

11' x 11' 3" (3.35m x 3.43m) Approached from the landing via an original traditional panel door with stained glass leaded upper lights, this room is currently used as an office which is perfectly placed with two full height replacement sash cord style windows each with views across the tree lined Roath Park recreational fields, radiator with pretty casement cover, high cornice ceiling, picture rail. Further range of full height bookshelves.

First Floor Cloakroom

Off the first-floor landing is a further cloakroom with a stylish modern contemporary white suite with marble tiled floor and marble surround comprising W.C. with concealed cistern (Gebrit), wall mounted shaped wash hand basin with chrome mixer taps, soap dispenser and tiled splashback, coved ceiling with spotlights.

Second Floor Landing

Approached via an original returning wide spindle balustrade elegant staircase with two half landings and moulded skirting boards, leading to an elegant second floor landing with a beautiful ceiling window with original stained glass leaded lights, high cornice ceiling.



Bedroom Four 15' 7" x 13' 5" (4.75m x 4.09m) A further large double size bedroom inset with replacement double glazed sash cord style windows with brass door handles overlooking a small bay balcony with views on to the tree lined Roath Park recreational fields. Handsome original character fireplace with tiled surround, two alcoves one fitted with a full height panel fronted wardrobe and the second with a useful panel fronted low level storage cupboard with China handles. Coved ceiling with spotlights, radiator with pretty casement cover.

Bedroom Five 14' 7" x 12' 6" (4.45m x 3.81m) A further double size bedroom inset with a charming original cast iron character fireplace with cast iron grate, two wide alcoves one fitted with a full height wardrobe with panel doors with China handles and the second with a low-level panel fronted storage cupboard with identical doors and handles. Elegant, coved ceiling with spotlights, radiator with pretty casement cover, replacement PVC double glazed window with elevated rearward outlooks.

Bedroom Six 11' 2" x 11' 3" (3.40m x 3.43m) Approached from the landing via a traditional style panel door with elegant door handles leading to a further double size bedroom, inset with an original cast iron fireplace with elegant cast iron grate and original tiled surround, PVC sealed double glazed window to front, further double-glazed replacement sash cord style window to front with outlooks on to the tree lined Roath Park recreational fields. Radiator with pretty casement cover.

Bathroom 10' x 6' 7" (3.05m x 2.01m) Stylish modern white suite with limestone tiled floor and walls comprising panel bath with chrome taps, W.C. with concealed cistern, large wall mounted contemporary wash hand basin with chrome mixer taps and a built out vanity unit with glass door, replacement double glazed PVC window to rear, chrome vertical towel rail/radiator, access to a small roof space, approached from the landing via a traditional style panel door with elegant door handles.

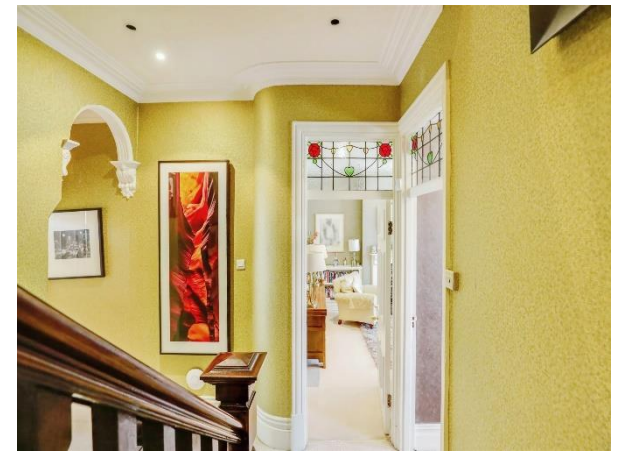
Shower Room Further modern white shower room suite with limestone tiled floor and walls comprising shaped corner shower with chrome shower unit and clear glass sliding doors and screen, Roca slim line W.C., shaped wall mounted wash hand basin with chrome mixer taps, stylish chrome vertical towel rail/radiator, velux double glazed window. Approached from the landing via a traditional style panel door with elegant door handle.

Self-Contained Studio At the bottom of the rear garden is a beautifully equipped and substantially designed and constructed detached self-contained studio comprising home office 21' x 8' 7" with an independent security door that leads to the rear lane this marvellous home office provides ample space for the siting of two antique desks, with various bookshelves, ceiling windows and spotlights, together with contemporary styled electric radiators. It is also approached from the rear garden via a clear glass PVC double glazed outer door and enjoys a rear garden pergola view from a full height clear glass PVC double glazed window.

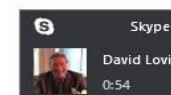
Studio Lounge 14' 10" x 10' 8" (4.52m x 3.25m) Independently approached from both the home office and the rear garden via French doors with side screen windows all double glazed, this amazing room would be a fantastic meeting room or could be a perfect guest suite, playroom or outdoor games room. The lounge enjoys a high atrium ceiling with full beams in view and is equipped with a large velux double glazed window, wood flooring and a multiple range of deep 2' 8" x 10' 7" storage full height wardrobes with panel door fronts and characteristic door handles. This is a new building built to a high standard with modern wiring, modern roof and modern construction.

Private Rear Garden Approached from both the kitchen/breakfast room and the detached studio is a very private and beautifully landscaped sun trap garden fully paved in sandstone pavements and comprising of a large, sheltered timber-built pergola with climbing grapevine and wisteria that provides excellent natural degrees of privacy and shelter from the southerly facing gardens. The garden is fully enclosed and landlocked providing wonderful privacy and security.

Front Garden This carefully designed, and beautifully landscaped front garden space provides a wonderful sandstone sun terrace which has views that would stretch across the tree lined fields of the Roath Park recreation park. The garden itself is approached via a decorative entrance gate with an arched hedge entrance with continuous hedgerow and laurel trees that provide natural privacy and security along two sides, together with further 6 ft high fencing. A sandstone entrance path is centred side to side to four brick pillars and is finished in sandstone pavements with decorative balustrade. In addition, there are two small sections finished in Astro turf edged with natural slate, and a very useful outdoor fully enclosed and neatly concealed store.







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.