



 4  1  4

69 Bangor Street, Roath Park, Cardiff, CF24 3LQ.

£490,000

 peter  
alan

02920 462246  
AlbanyRoad@peteralan.co.uk







A truly charming traditional four-bedroom period home, built circa 1900, extensively modernised in recent years, and occupying a delightful position fronting a quiet tree lined private residential road, just a few minutes' walk to Roath Park Recreational fields, Wellfield Road and Albany Road.

This stunning house of character includes many imposing period features including several magnificent period fireplaces, high cornice ceilings, mosaic tiled floors, an original spindle balustrade staircase and original pine panel doors with moulded architraves and skirting boards.

The well-designed living space provides 1500 square feet, with the benefits of gas heating with panel radiators, replacement UPVC double glazed windows, a damp proof course installed in 2019 complete with a 30-year guarantee, and a luxury new family bathroom installed in 2019.

The gracious living space comprises three separate living rooms, a utility room, a fitted kitchen-breakfast room, and four double sized bedrooms. In 2000 the fourth bedroom was added with building regulation approval and in 2024 the gardens were beautifully landscaped to provide a very private outdoor space.

A stunning and elegant house located in highly sought after Roath Park. The house is also benefits from being within sought after school catchment areas including Cardiff High School. Must be seen.

### **Ground Floor Entrance Porch**

Open fronted, mosaic tiled threshold, original part tiled walls, ceiling light.

### **Entrance Hall**

Approached via an original part panelled front entrance door inset with an original patterned glass upper light window with stained glass overhead window, high cornice ceiling original mosaic tiled floor, original spindle balustrade staircase with newel posts, moulded skirting boards and door architraves.

### **Front Lounge**

13' 7" x 12' ( 4.14m x 3.66m ) Approached from the entrance hall via white traditional style panel door leading to a spacious front lounge inset with a wide splayed bay with replacement PVC double glazed windows with outlooks onto the quiet tree lined frontage road, imposing and elegant character fireplace with cast iron grate, slate hearth and original tiled surround, high cornice ceiling with picture rail, contemporary radiator, stunning wood flooring.

### **Sitting Room**

12' 2" x 10' 1" ( 3.71m x 3.07m ) Independently approached from the entrance hall via white traditional style panel door leading to an elegant dining room with a further imposing original period character fireplace with cast iron grate and original tile surround, original wall dresser in stripped pine with glass panel doors, further alcove with outlooks down the utility room and onto the rear gardens, high cornice ceiling, stylish contemporary radiator.

### **Kitchen Breakfast Room**

13' 9" x 10' 4" ( 4.19m x 3.15m ) Well fitted with a range of panel fronted floor and eye level units with brass handles and beech block work surfaces incorporating a white ceramic sink with brass mixer taps, vegetable cleaner and drainer, space and plumbing for a dishwasher, ornamental end shelves, large range cooker with a 7 ring gas hob including





wok burner, multiple electric fan assisted ovens and warming drawer, stainless steel canopy style extractor hood with glass surround, retro tiled walls, space for the housing of an upright fridge freezer, coved ceiling, ceramic tiled floor, stylish contemporary radiator, pine part panelled door leading to utility room.

### Utility Room

12' 1" x 4' 9" (3.68m x 1.45m) Space with plumbing for a washing machine, space for the housing of a tumble dryer, ceramic tiled floor, glass roof, PVC double glazed French door with matching side screen window opening onto the rear gardens.

### Dining Room

11' 3" x 10' 5" (3.43m x 3.17m) Approached directly from the kitchen, a very versatile family room with stunning wood flooring and PVC double glazed French doors that open onto a charming enclosed low maintenance rear garden. Further PVC double glazed window to side with further French door with side access to a log store, stylish contemporary radiator, high ceiling, alcove, access to...



### Downstairs Cloakroom

Stylish modern white suite comprising w.c, wall mounted wash hand basin with chrome taps and ceramic tile splashback, ceramic tile floor, radiator, patterned glass PVC double glazed window to rear.

### First Floor Landing

Approached via a single flight spindle balustrade staircase leading to a spacious half landing and main landing with a spindle balustrade, full access to the roof space via a double sized drop-down ladder, neat corner landing cupboard.

### Bedroom One

10' x 13' 5" (3.05m x 4.09m) Approached independently from the landing via white traditional style panel door leading to a large and impressive bedroom inset with a wide splayed bay with replacement PVC double glazed windows with outlooks onto the quiet tree lined frontage road, further imposing period character fireplace with cast iron grate and tiled hearth, high ceiling, further PVC double glazed window to front, two double radiators, built out wardrobe.

### Bedroom Two

12' 2" x 10' 2" (3.71m x 3.10m) Approached independently from the landing via white traditional style panel door with regency handle leading to a further double bedroom inset with an ornate original period character fireplace with cast iron grate and tiled hearth, replacement PVC double glazed window to rear, radiator, high ceiling.



### Bedroom Three

10' 6" x 10' 2" (3.20m x 3.10m) Approached independently from the landing via white traditional style panel door, a further double sized bedroom inset with a PVC double glazed window with a pleasing view across the private enclosed rear gardens, radiator.

### Family Bathroom

7' 7" x 7' 2" (2.31m x 2.18m) Stylish modern white contemporary suite with retro ceramic tiled walls and tiled floor comprising sizeable panel bath with chrome mixer taps with further chrome mixer shower fitment, additional waterfall shower fitment with glass screen, w.c with China handle, mounted shaped wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit in grey with panel doors and chrome handles, stylish vertical radiator, replacement patterned glass PVC double glazed window to side. This bathroom is approached independently from the landing via white traditional style panel door.

### Study

5' 6" x 5' 5" (1.68m x 1.65m) Approached independently from the landing via white traditional style panel door, a very versatile office/study, perfectly placed for working from home, and equipped with a clear glass PVC double glazed window to side, and a radiator.





### Second Floor Landing

Approached via a custom-made spindle balustrade returning carpeted staircase leading to a second-floor landing inset with a Velux double glazed window. Access to further eaves roof space storage areas.

### Bedroom Four

14' 4" x 9' 8" (4.37m x 2.95m)

Approached independently from the landing via white traditional style panel door leading to a very useful and versatile loft space conversion equipped with a large Velux double glazed window with black out blind to rear. Access to very useful eaves storage space via white high gloss doors. Double radiator.

### Office/Storeroom

6' 9" x 6' 8" (2.06m x 2.03m)

Into an entrance recess approached independently from the landing via white traditional style panel door with regency handle, a further very useful and versatile room used currently as a storage room or attic space but could be a further office if required, equipped with a Velux glazed window to the rear.



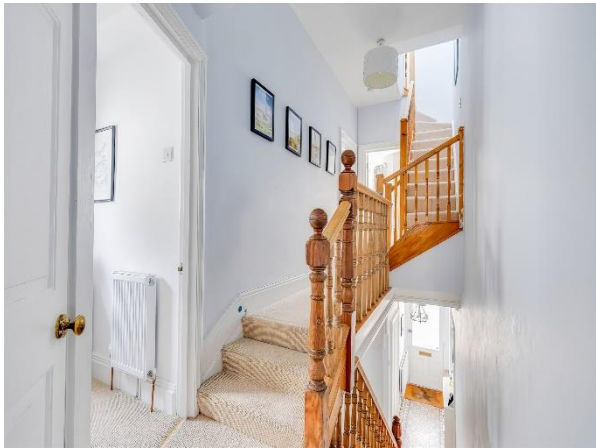
### Outside Front Garden

Neat fore courted front garden approached via tiled entrance path, the front forecourt inset with slate behind an original low stone wall screened to one side by mature hedgerow.

### Rear Garden

A special feature for this particularly large and truly elegant family home are the delightful low maintenance gardens which maximise privacy and security by a combination of stone boundary walls and contemporary timber fencing. The garden comprises of a full-sized decked sun terrace with useful garden shed all beyond an Indian sandstone paved patio area complete with French drains. Pretty side border with railway sleepers inset with shrubs and plants, particularly private





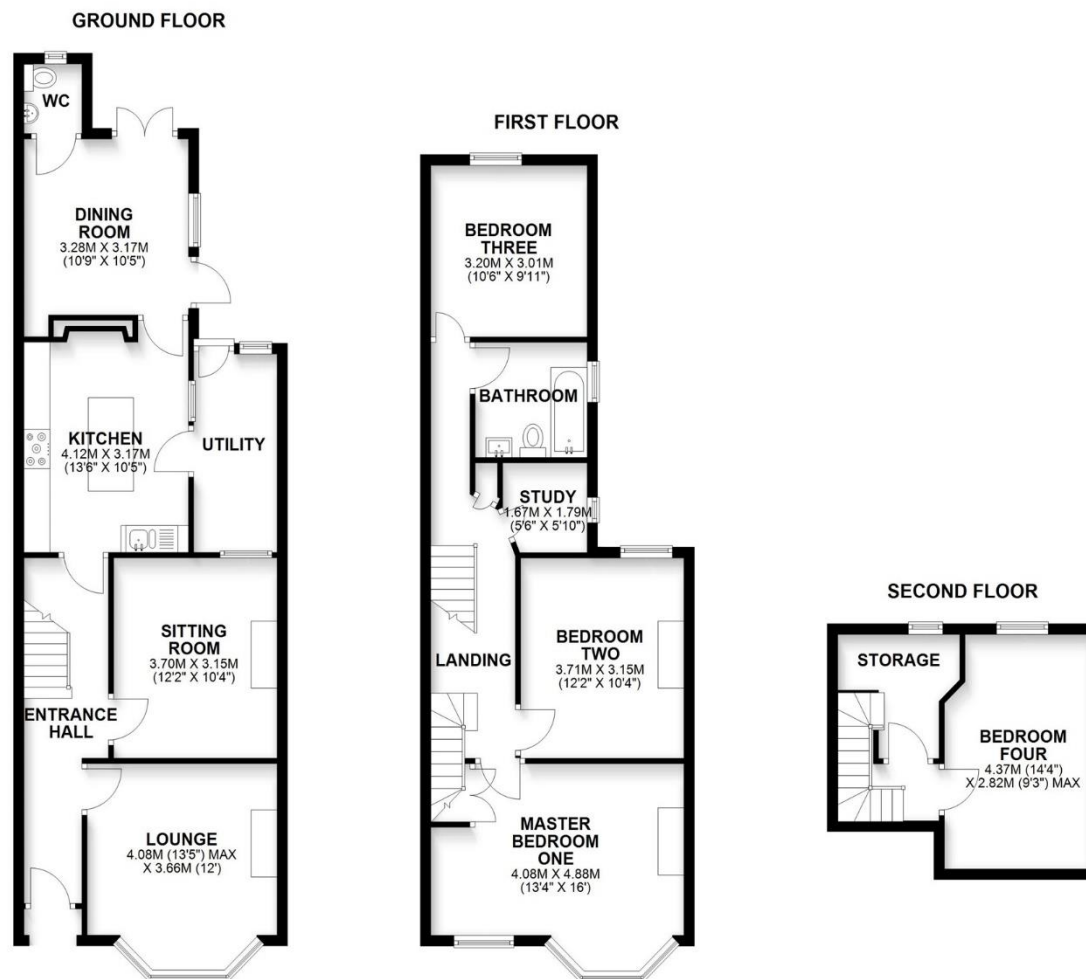






02920 462246

albanyroad@peteralan.co.uk



## 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.

