

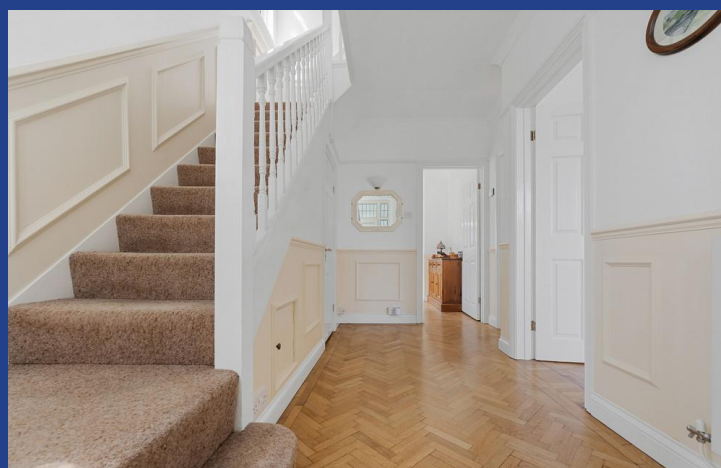
# 37 Beatty Avenue, Roath Park, Cardiff, CF23 5QR



Estate Agents and  
Chartered Surveyors

Guide Price

**£550,000**



Semi Detached House



# Property Description

**\*\*DETACHED GARAGE\*\*EXTENDED PLUS CONSERVATORY\*\*** Semi detached property in a prestigious location within walking distance of Roath Park Lake and within the catchment area for Cardiff High School and Rhydypenau Primary. The accommodation comprises entrance hall, downstairs w.c, dining room, sitting room, conservatory and kitchen/ breakfast room to the ground floor. On the first floor there are 3 good size bedrooms and a bathroom. Outside there is a stunning rear garden backing onto the allotments, and to the front there is a garden to the front, driveway to side which leads to a garage. Viewing highly recommended.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,227 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is located in the sought after Roath Park area, walking distance to Roath Park Lake, close to Roath Recreational ground and the University hospital of Wales. Also in close proximity are the shops, restaurants etc at Wellfield/ Albany Road. There is regular public transport close at hand with easy access to the City Centre.

## PORCH

Entered via leaded uPVC double glazed door. Double glazed uPVC door with inset stained glass panel to entrance hall.

## ENTRANCE HALL

Entered via double glazed uPVC door with inset stained glass panel. Double glazed uPVC window with inset stained glass panel to side. Original wood flooring. Cloak / storage cupboard with coat hooks, shelving and double glazed uPVC window with inset stained glass panel to front. Panelled walls. Radiator. Stairs to first floor. Meter cupboards under stairs. Door to:-

## W.C

Obscured double glazed uPVC window to side. Tiled floor. W.c, vanity enclosed wash hand basin

with hot and cold taps. Wall mounted 'Baxi' combi boiler.

## DINING ROOM

13' 5" x 15' 2" into alcove (4.11m x 4.63m)  
Large double glazed uPVC window to front. Original wood block flooring. Feature tiled fireplace. Radiator. Coved ceiling.

## SITTING ROOM

10' 11" x 14' 6" into alcove (3.33m x 4.43m)  
Bi- folding doors to conservatory. Original wood flooring. Feature fireplace. Fitted cupboards and shelving. Coved ceiling and picture rails.

## CONSERVATORY

10' 3" x 10' 9" (3.13m x 3.29m)  
An impressive conservatory glass roof and double glazed French doors to rear, double glazed windows to rear and side. Double glazed uPVC sliding doors to kitchen and bi- folding doors to sitting room. Tiled floor. Wall mounted "Dimplex" electric heater.

# 37 Beatty Avenue, Roath Park, Cardiff, CF23 5QR

## KITCHEN/ BREAKFAST ROOM

17' 5" max x 10' 7" max (5.33m x 3.24m)  
Double glazed windows to rear and side. Obscured double glazed window to side. Part tiled floor and part original wood block floor. Radiator. Coved ceiling. Cream base and wall units with Granite work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven with 4 ring gas hob and extractor hood over. Integrated "Neff" slimline dishwasher. Space for fridge and freezer. Coved ceiling.

## FIRST FLOOR

### STAIRS & LANDING

Double glazed uPVC window to side with inset stained glass panel. Panelled walls. Access to loft space.

### BEDROOM ONE

14' 2" max x 12' 11" (4.34m x 3.95m)  
Large double glazed uPVC window to front. Coved ceiling. Panelled walls with complementing fitted wardrobes (partly mirror fronted).

### BEDROOM TWO

14' 2" x 10' 10" (4.34m x 3.32m)  
Large double glazed uPVC window with an uninterrupted view to rear enjoying the delightful rear garden and allotments beyond. Panelled walls with complementing fitted wardrobes. Coved ceiling. Radiator.

### BEDROOM THREE

10' 4" x 8' 3" (3.16m x 2.52m)  
Double glazed uPVC window to front. Coved ceiling. Radiator.

## BATHROOM

8' 9" x 6' 8" (2.68m x 2.04m)  
Obscured double glazed window to side. Tiled floor. Airing cupboard with shelving and radiator. Chrome heated towel rail. Panelled bath with hot and cold taps, w.c, vanity enclosed wash hand basin with mixer tap. Coved ceiling.

## OUTSIDE

FRONT/ SIDE - Well kept front garden, driveway to side leading to garage, gate to side leading to rear garden.

REAR- A stunning well established garden, steps up to lawned area with floral and shrubbery borders. Pond. Gate to side leading to driveway. Side door to garage.



37 Beatty Avenue,  
Roath Park, Cardiff, CF23 5QR

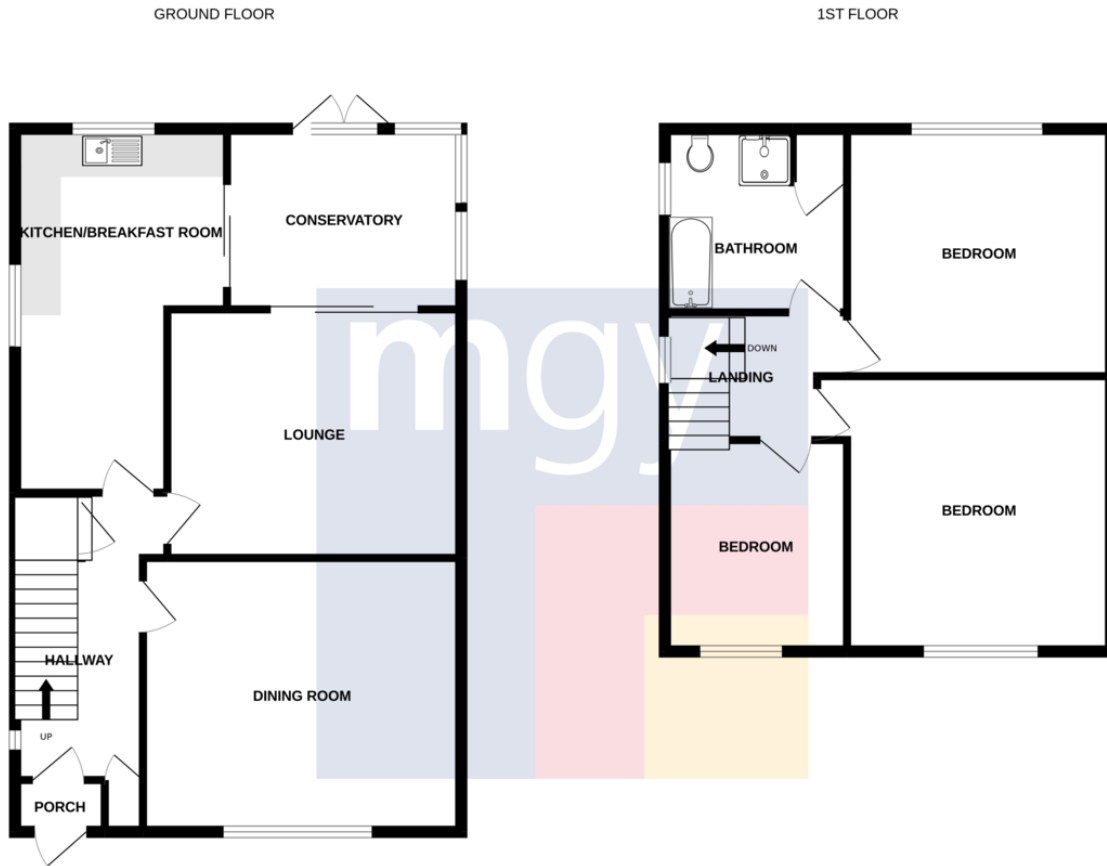




37 Beatty Avenue,  
Roath Park, Cardiff, CF23 5QR



# 37 Beatty Avenue, Roath Park, Cardiff, CF23 5QR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



**mgy.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.