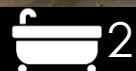

 4  2  4

37 Morlais Street, Roath Park, Cardiff, CF23 5HQ

£650,000

 black

02920 462246
albanyroad@peteralan.co.uk



An imposing Edwardian Gable fronted five bedroom period home, occupying a fine and prominent position fronting Morlais Street, a cul de sac located just off Ninian Road, Roath Park, just a few minute's walk to the scenic Lake and the delightful Flower Gardens which provide Tennis Courts, Bowling Greens and a Historic Bridge.

This substantial double fronted Hall to Hall style End of terrace character residence provides spacious and versatile living space, retaining many charming original features including elegant fireplaces, a super central entrance reception hall with mosaic tiled floors, high cornice ceilings and an original spindle balustrade staircase. Further features include original panel internal doors, dado rails, picture rails, an original wall frieze, high ornate cornice ceilings, and two double storey played bays.

This large and impressive family home, benefits many special features including several extra side elevation windows (all replaced in PVC double glazing), allowing extra natural light throughout the living space, a double forecourt front garden, and a sizeable private fully enclosed and landscaped rear garden with a useful side access.

The property benefits gas heating with panel radiators and Worcester Combi Boiler installed circa 2019, and a stylish and contemporary new Magnet fitted kitchen installed in 2018,

Tydfil Place forms part of the Roath Park Conservation Area, walking distance to both Wellfield and Albany Road, and the Roath Park Recreational Fields. The property also lies within the Cardiff High School Catchment. The well designed and gracious living space comprises an open plan sitting room and dining room (28'4 x 11'7) inset with two original alcove dressers, a spacious front lounge (17'2 x 12'9), a further versatile living room/bedroom five (12'3 x 12'0) benefiting its own ensuite shower room, a ground floor utility room/former shower room, a stylish fully fitted kitchen with integrated appliances, whilst on the first floor there are four double sized bedrooms, each with imposing character fireplaces, a bathroom with a separate wc, and a box room (possible study). Outside the level and enclosed rear gardens are a good size, ideal for a family, and larger than average for the location. A truly spacious end of terrace Edwardian Home in a sought after location. Must be seen!

Entrance Porch

Approached via double PVC part panelled double glazed front entrance doors, approached from a mosaic tiled entrance path and block paved full quartet front garden, original part tiled walls with a china dialler rail, ceramic tiled threshold.

Entrance Hall

Approached via an original stripe pine part panelled front entrance door, inset with a pattern glass upper light window with matching side screen and overhead upper light clear glass window, high cornice ceiling with picture rail, ornate door architrave, skirting boards and architrave mantles. Double radiator, wide carpeted spindle balustrade stair case leading to a first floor landing, truly impressive mosaic tiled flooring throughout.





Front Lounge

17' 2" x 12' 9" (5.23m x 3.89m)

A large and impressive principle reception room, inset with a wide splayed bay with original wall panels and inset with white PVC double glazed replacement windows with outlooks onto the tree lined frontage road. Imposing character fire place with tiled surround inset with a living flame electric contemporary fire. Further tall PVC double glazed window with a side aspect onto Pen-Y-Wain, ornate coved ceiling, original freeze, original picture rails, original traditional style door with regency handle to hall, double radiator.

Open Plan Sitting/dining Room

28' 4" x 11' 7" (8.64m x 3.53m) Narrowing to 9 FT 9, A most impressive well-proportioned and versatile open plan sitting room and dining room, separated via a square opening, and inset to the front by a wide splayed bay with original wall panels and replacement PVC double glazed window with outlooks onto tree lined Morlais Street. High ornate cornice ceiling, original freeze, picture rail, tiled fire place. Original traditional pine panel door with ornate architrave mantle leading to the main hall, within the dining room there are two original mounted alcove dressers with clear glass doors, a high cove ceiling and double radiator. Further traditional pine panel door with independent access to the main hall.



Bedroom Five 12' x 12' 3" (3.66m x 3.73m)

Approached independently from the entrance hall via an original traditional pine panel door with regency handle leading to double sized bedroom forming a fourth reception room, now equipped with an en-suite, and benefiting a high cornice ceiling, original picture rail, double radiator and a white PVC replacement double glazed full height side aspect window onto Pen-Y-Wain Road.

Ensuite Shower Room 8' 8" x 6' (2.64m x 1.83m)

White suite with walls largely ceramic tiled comprising double length shower with clear glass sliding doors and shower screen, chrome shower unit with waterfall fitment and separate hand fitment, W.C, large shaped pedestal wash hand basin with chrome taps, ceramic tiled floor, PVC double glazed pattern glass window to rear, radiator, further vertical towel rail/radiator, high coved ceiling with a velux double glazed window, automatic air ventilator.

Kitchen 15' 5" x 7' 8" (4.70m x 2.34m) A newly installed fitted kitchen, with extensive units from Magnet along three sides in high gloss with chrome slim line handles beneath marble pattern laminate work tops, incorporating a stainless steel sink with mixer taps, vegetable cleaner and drainer, integrated stainless steel five ring gas hob including wok burner, integrated Zanussi fan assisted electric oven, glass splash back surround, Elica stainless steel canopy style extractor hood with glass surround and lights, space with plumbing for an automatic dishwasher, space for the house of an



American style fridge freezer, pull out larder units with retractable chrome shelves, draws with customer made cutlery compartments with soft closing facility, corner retractable carousel shelving, PVC double glazed clear glass window with a pleasing outlook onto the rear gardens, porcelain tile floor throughout, cove ceiling, radiator, PVC double glazed part panelled outer door leading onto the charming enclosed private good sized rear gardens.

Utility Room 7' 4" x 4' (2.24m x 1.22m) Independently approached from the dining area, a former shower room now converted into a utility room, but easily returnable if required with completed plumbing still intact, space with plumbing for an automatic washing machine, marble patterned laminate work top with space above for the housing of a tumble dryer, part ceramic tiled walls, ceramic tile flooring, Burgundy red pedestal wash hand basin with chrome taps (very useful), white PVC double glazed pattern glass window to rear.

First Floor Landing Approached via a wide single flight spindle balustrade stair case with charming newel posts, ornate skirting boards and dialler rail leading to a half landing and main spindle balustrade landing. Access to roof space, radiator.

Master Bedroom One 16' 9" x 17' 3" (5.11m x 5.26m) A super-sized master bedroom, very generous and well proportion inset with a wide splayed bay with replacement PVC double glazed windows with outlooks onto tree lined Morlais Street (Cul-De-Sac). Most imposing character fire place inset with a cast iron grate with



original tile surround and hearth, high cove ceiling, further PVC double glazed window to front, additional PVC double glazed full height window to side with an aspect onto Pen-Y-wain Road. Double radiator.

Bedroom Two 15' 2" x 11' 4" (4.62m x 3.45m) A further good size double bedroom, approached independently from the landing via a traditional pine panel door with regency handle. Also equipped with a wide splayed bay with replacement PVC double glazed windows with outlooks onto tree lined Morlais Street (Cul-De-Sac). Radiator, High original ornate cornice ceiling, imposing character fire place inset with a cast iron grate with tiled surround and hearth, two fitted alcove wardrobes.

Bedroom Three 12' x 12' (3.66m x 3.66m) Independently approached from the landing via an original traditional panel door with regency handle leading to a further double sized bedroom, inset with an ornate and imposing character fire place with cast iron grate and tiled surround and hearth, high cornice ceiling, radiator, two white full height PVC double glazed replacement windows with both a rear and a side aspect onto Pen-Y-Wain Road.

Bedroom Four

12' 10" x 10' (3.91m x 3.05m)

Independently approached from the landing via a traditional original panel door with regency handle leading to a further double sized bedroom, inset with an original character fire place with cast iron grate and tiled surround and hearth, high cove ceiling, radiator, replacement PVC double glazed window with a pleasing outlook across the rear gardens.



Box Room/study 7' 9" x 7' Maximum, (2.36m x 2.13m Maximum,) Independently approached from the landing via an original traditional pine panel door with regency handle leading to a versatile first floor room which is currently a store room, ideal as a study or home office. This room is equipped with multiple shelving, a white PVC double glazed window with a side aspect onto Pen-Y-Wain Road, and a modern wall mounted Worcester gas combi boiler. This room has two independent original pine panelled doors each with regency handles, each independently approached from the landing.

Bathroom Walls largely ceramic tiled, burgundy red suite comprising panel bath with chrome hand grips, chrome mixer taps and mixer shower unit, pattern glass shower screen, shaped pedestal wash hand basin with chrome taps, radiator, two PVC double glazed pattern glass windows to both rear and side elevation.

Separate W.C Independently approached from the landing comprising of a white low level W.C (Slim line), with part ceramic tile walls and a white PVC double glazed pattern glass replacement window with a rear aspect.

Rear Garden Chiefly level laid to lawn beyond a paved sun terrace, enclosed along all sides mainly by timber fencing affording privacy and security, and with an outlook further onto adjacent woodland. Outside water tap, outside light, side access via a garden gate.

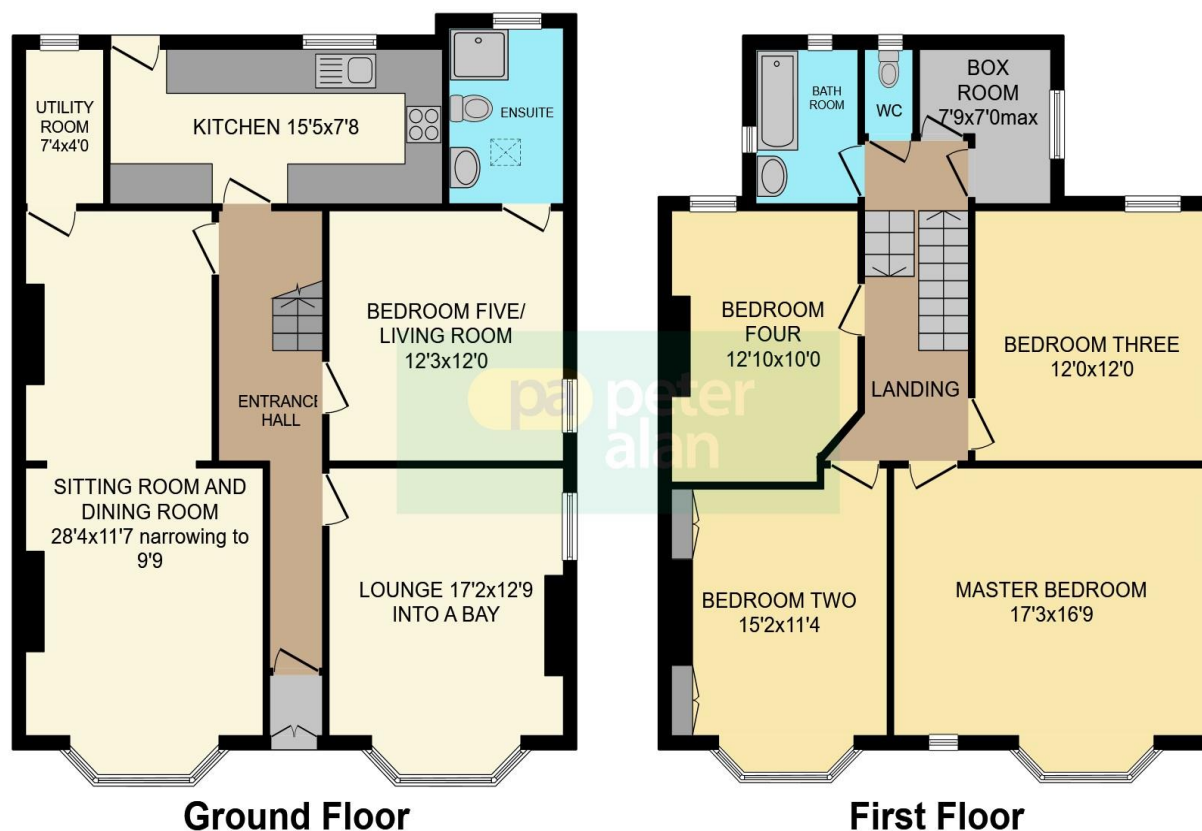






02920 462246

albanyroad@peteralan.co.uk



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

