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£545,000

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A charming four/five bedroom semi-detached house of character, built circa 1930, the front elevation inset with a two storey splayed bay, all beneath a pitched Rosemary tiled roof. This greatly extended former four bedroom house, was built by the well renowned and highly regarded developer Tucker, acclaimed for his high quality design and construction, and well known as a local Penylan builder during the 1930's. This substantial family house fronts wide and quiet tree lined Waterloo Road, well away from busy passing traffic, yet well placed within walking distance to the Roath Park Recreational Fields and both Wellfield and Albany Road. 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. The property provides generous living space, ideal for a family, approximately 1572 square feet, together with private sunny good sized rear gardens and a detached garage. Originally the property was designed as a purpose built four bedroom semi-detached house, whilst in 2012 a professional loft conversion was completed by Messrs Star Light, using the smallest fourth bedroom to house the custom made staircase that leads to this amazing master bedroom space. The original fourth bedroom is now a study. Further improvements include a total re-wire completed in 2003, (the contractor was Electric Com LTD), cavity wall insulation installed in

2012, a PVC double glazed sun lounge conservatory added in 2012 with a blue tinted clear glass roof and a cavity brick built plinth outer wall (built by Anglian Windows), and a charming multi fuel log burner with new flu installed in 2012. The property benefits gas heating with panel radiators (Baxi Solo Boiler serviced in October 2022), an intruder alarm, PVC double glazed replacement windows, molded door architrave's, original panel internal doors, picture rails, an original balustrade staircase, some charming original period fire places and elegant wood block floors. The versatile living space comprises a charming entrance reception hall approached via an original part panelled front entrance door inset with elegant stain glass leaded upper light window, a front lounge with a wide bay window, a charming sitting room inset with a log burner, a PVC conservatory, a kitchen, a versatile utility room which is approached by both the hall and the kitchen and being 12'0 long could easily be converted into both a down stairs cloak room and a separate utility space. The first floor comprises three double sized bedrooms, a study (which houses the staircase to the master bedroom), and a white family bathroom. The stunning master bedroom is a generous (18'5 x 18'2), designed with multiple PVC and velux windows providing interesting VIEWS towards the Channel and an abundance of natural light, many useful EAVES STORAGE areas, and benefiting a stylish modern 2012 Ensuite shower room, and PVC french doors which open onto a Juliet Balcony. Very impressive! NO CHAIN!

#### **Entrance Porch**

Open fronted, rosemary tiled roof.

**Entrance Reception Hall** Approached via an original part panelled front entrance door inset with elegant stain glass leaded upper light window, and opening into a spacious main hall with an original spindle





balustrade stair case with useful under stair storage cupboard, charming wood block flooring throughout, molded door architrave's, picture rails, radiator, large PVC double glazed pattern glass window to side.

**Utility Room** 4' 6" x 12' 1" ( 1.37m x 3.68m ) A very useful room equipped with two PVC double glazed windows with side and front aspect, wall mounted Baxi Solo gas central heating boiler, plumbing for an automatic washing machine, space for the housing for an upright fridge freezer, additional and useful storage space. This room would be ideal for a downstairs cloakroom suite to be added if required, as it is located below the family bathroom.

**Front Lounge** 13' x 12' 8" (3.96m x 3.86m)

Charming wood block flooring throughout, wide splayed bay inset with PVC double glazed windows with outlooks across the private front gardens and onto tree lined Waterloo Road, double radiator, two alcoves, high ceiling.

**Sitting Room** 15' 5" x 12' 8" (4.70m x 3.86m)

Charming wood block flooring throughout, cast iron log burning stove above a slate hearth, two wide alcoves, original picture rail, white PVC double glazed French doors opening onto...

**Sun Lounge Conservatory** 15' 4" x 9' 6" (4.67m x 2.90m) A spacious additional reception room, constructed with a cavity plinth brick outer wall that have also been insulated (Celotex style panels) surmounted with white PVC double glazed windows, inset with a white PVC double glazed French door that opens onto the rear



gardens, all beneath a pitched clear glass tinted roof. Wood laminate flooring throughout, independent door leading into the kitchen. This charming room has also been network wired to facilitate reliable broadband connection and speed, this also speaks for all other rooms.

**Kitchen** 11' 9" x 7' 10" (3.58m x 2.39m) Fitted along two sides with floor units beneath laminate work tops, incorporating a stainless steel sink with chrome mixer taps and drainer, integrated AEG four ring electric hob, integrated fan assisted AEG competence electric oven, plumbing for an automatic dishwasher, internal door providing a further independent access to a sitting room, radiator, high ceiling, original picture rail, original wall dresser.

**First Floor Landing** Approached by an original single flight carpeted spindle balustrade stair case leading to a spindle balustrade main landing and half landing. Original picture rail.

**Bedroom One** 15' 3" x 12' 8" (4.65m x 3.86m)

Inset with a wide splayed bay equipped with white PVC double glazed replacement windows with outlooks onto quiet tree lined Waterloo Road. Two alcoves one fitted with a full height wardrobe unit. Tiled fire place, and a radiator within the bay. High ceiling.

**Bedroom Two** 13' 1" x 12' 1" maximum, ( 3.99m x 3.68m maximum, ) Double sized bedroom, equipped with a high ceiling with original picture rail, charming character fire place, two alcoves one fitted with an original alcove panel fronted wall unit, radiator, PVC



double glazed window with a pleasing rear garden outlook.

**Bedroom Three** 11' 10" x 8' (3.61m x 2.44m)

Inset with a cast iron character fire place with grate and tiled hearth, high ceiling, original picture rail, double radiator, PVC replacement double glazed window with a pleasing rear garden outlook.

**Former Bedroom Four** 8' 2" x 7' 5" (2.49m x 2.26m)

This is formally the fourth bedroom when the property was purpose built back in the 30's, it has now been converted into a study/small home office. And within this room is the access stair case to the loft conversion. This useful versatile room is approached from the first floor landing via an original traditional style panel door. It also benefits and original picture rail, a radiator and replacement PVC window with outlooks onto quiet and private tree lined Waterloo Road.

**Family Bathroom** 12' 1" x 4' 7" (3.68m x 1.40m)

Equipped with a white suite with walls partly ceramic tiled comprising shaped panel bath with chrome mixer taps, Neptune Exotic shower unit with rail and cover over, shaped pedestal wash hand basin with tiled splash back and chrome taps, W.C, vinyl wood flooring, radiator, leaded pattern glass PVC double glazed window to front, further PVC double glazed pattern glass window to rear.

**Second Floor Master Bedroom Five**

18' 2" x 18' 5" (5.54m x 5.61m) A very generous and well-proportioned master bedroom suite with space for a super king bed together with further space for a small sofa suite and work station. This professionally constructed



and designed loft conversion benefits both planning and building regulation approval and is independently approached from the former bedroom four by a single flight pine spindle balustrade carpeted stair case. This amazing room is a fantastic space and very light due to its numerous windows including two shaped PVC double glazed tilt and turn side windows which enjoy views that extend over tree lined Waterloo Road and over the surrounding area, two large further Velux double glazed windows providing light from the front each benefiting from black out blinds. Whilst to the rear elevation of this impressive bedroom there are two further PVC double glazed windows with side and rear aspects, together with PVC double glazed French doors that open onto a Juliet balcony. Double radiator, four access doors lead to very useful eaves storage areas, whilst there is a further full height built in cupboard that exposes the original brick chimneys.

**Ensuite Shower Room** Stylish modern contemporary white suite comprising good size corner shaped shower cubicle with MX inspiration LXI shower unit with clear glass shower doors and screen. Slim line W.C, mounted shaped wash hand basin with chrome mixer taps and built out vanity unit, radiator, PVC double glazed tilt and turn window to rear. Air ventilator.

**Front Garden** A very private level front garden enjoys both privacy and security by means of high growing Laurel trees, inset with an entrance path approached via a decorative garden gate mounted onto pillars. Front gardens is chiefly lawned and leads to the side of the property.



**Side Garden** Enclosed by a full height garden gate together with brick built boundary walls affording privacy and security.

**Out Buildings** There are brick built attached and detached out buildings including an attached former coal shed now ideal as a log store with an electric light, a further attached outdoor W.C with toilet with an electric light, whilst a detached brick built storage shed measures 7' 1 x 7' 0 equipped with a pitched roof, double electric power point, a window and a courtesy door approached from the garden. Internal water tap.

**Rear Garden** A good size rear garden level and chiefly laid to lawn edged with shaped borders of shrubs and plants, enclosed for privacy and security by brick built boundary walls along three sides and inset with a garden gate providing access to the lane. Further garden shed. Outside security lights with sensors. External double power point.

**Garage** 18' 8" x 12' 2" (5.69m x 3.71m) Brick built detached garage, approached from the rear garden via a courtesy door, inset with two windows to side and front aspect, and an access door that opens onto a rear lane. Within the corner of the garage is the remains of an original bread oven.









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.

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