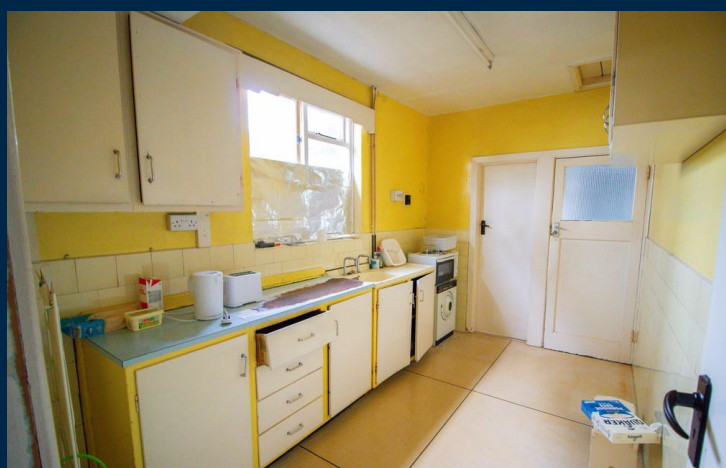




**45 BEATTY AVENUE**  
ROATH PARK  
CARDIFF CF23 5QR

OFFERS OVER  
**£400,000**



**SEMI DETACHED HOUSE**



**3**



**1**



**2**



**2**

**\*CASH BUYERS ONLY\*** MGY offer for sale this renovation project on the sought after Beatty Avenue, which is within close proximity of Roath Park Lake and falls within the Cardiff High Catchment area. The property is in need of total refurbishment with accommodation comprising entrance hall, 2 reception rooms, kitchen, downstairs w.c, 3 bedrooms and bathroom. Gardens to front and rear.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,011 SQ FT**

**VIEWING: 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. The property is within the highly regarded Cardiff High School and Rhydypenau Primary School Catchment area.

#### ENTRANCE HALL

Wooden door with leaded obscured glazed panels over and with stained glass panels either side. Stained glass window to side. Stairs to first floor. Wood block flooring.

#### LOUNGE

14' 6" into bay x 14' 0" into alcove (4.42m x 4.29m)  
Bay window to front. Wood block flooring. Tiled fire surround.

#### SITTING ROOM

12' 9" x 12' 5" into alcove (3.91m x 3.81m)  
Glazed door to rear.

#### KITCHEN

12' 7" x 7' 4" (3.85m x 2.25m)  
Window to side. Pantry cupboard. Base units with sink unit and hot and cold taps. Base unit. Tiled floor. Door to:-

#### REAR PORCH

Door to rear garden. Door to :-

#### W.C

Obscured glazed window, w.c.

#### FIRST FLOOR

##### STAIRS & LANDING

Stained glass window to side.

##### BEDROOM ONE

14' 5" x 12' 0" (4.41m x 3.66m)  
Bay window to front. Wood block flooring.

##### BEDROOM TWO

12' 10" x 12' 7" (3.93m x 3.85m)  
Window to rear.

##### BEDROOM THREE

8' 0" x 8' 8" (2.44m x 2.66m)  
Window to front.

#### BATHROOM

7' 3" x 6' 9" (2.23m x 2.08m)  
Window to side. Bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, w.c. Part tiled walls.

#### OUTSIDE

Gardens to front and rear. Driveway.





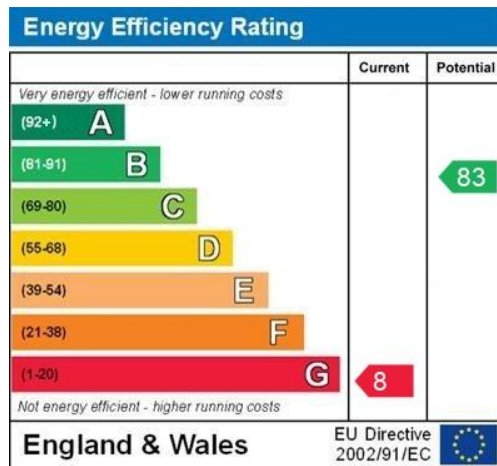
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# 45 BEATTY AVENUE, ROATH PARK, CARDIFF CF23 5QR

GROUND FLOOR

1ST FLOOR



**BIRCHGROVE** 029 2052 9026

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



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