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109 Ninian Road, Roath Park, Cardiff, CF23 5ER

£750,000

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A large and imposing Gable fronted six bedroom residence of character, Edwardian in style, built circa 1910, the front inset with an elegant wide two storey Bathstone splayed bay window, beneath a relief of charming Reland Clay Rosemary hanging gable tiles, all beneath a pitched slate roof. This substantial house of character is double fronted in design, and overlooks the charming conservation protected Roath Park Flower Gardens, with its large areas of open recreational fields adjacent, as well as the scenic Roath Park Lake within a few minute's walk.

This capacious family home provides versatile living space, 2444 square feet in total, designed with a central entrance reception hall and landing, approached by an elegant open fronted porch with ornate stone front and a wide pillared veranda which overlooks the front gardens.

Many original period features have been retained included stunning tiled floors, a handsome original spindle balustrade staircase with moulded skirting boards and dado rails, imposing character fire places, high cornice ceilings and stunning original pine panel internal doors with rarely found moulded upper light door architrave's. The property benefits Golden Oak PVC replacement double glazed windows, high sash cord windows to the front elevation with stained glass leaded upper lights, gas heating with panel radiators, and a bespoke fitted kitchen and breakfast room with a full range of integrated appliances.

The ground floor living space also includes a large open plan lounge and dining room (26'8 x 13'3), a separate front sitting room (14'4 x 12'0), a ground floor bathroom and a small conservatory with original tiled floor.

The first floor comprises five separate bedrooms, four being double in size, whilst the fifth is currently a home office.

There is also a shower room and a separate wc, plus a utility cupboard on the first floor. The second floor is approached by a returning original spindle balustrade staircase with half landing and main landing, leading to a second floor bedroom (17'4 x 11'3), inset with four large velux double glazed windows which have received granted retrospective approval from the council in 2022.

This impressive size attic bedroom also leads to a large ensuite bathroom (10'9 x 10'8), comprising a large square shaped oversized Jacuzzi bath with mixer taps and mixer shower fitment, a W.C., a double size tiled shower cubicle with patterned glass shower doors and screen equipped with a shower unit, and two large shaped pedestal wash hand basins each with mixer taps and pop-up wastes. Off the bathroom and located within the main gable is a useful walk-in wardrobe (11'7 deep).

Outside a walled rear garden has been finished in astro turf and has a rear access, whilst the double fronted front gardens include an original stepped entrance path with two brick pillars, whilst the remaining front gardens are laid to lawn.

A truly imposing residence occupying a delightful position on highly prestigious Ninian Road.





Ground Floor

Front Veranda

Original timber built spindle balustrade front veranda with original tiled flooring and ornamental outside light with outlooks across Ninian Road and on to Roath Park flower gardens.

Entrance Porch

Open fronted, ornate stone arched entrance, original tiled threshold, original part tiled walls.

Entrance Reception Hall

Approached via an original part panelled solid pine front entrance door inset with opaque patterned upper light window with elegant stained glass leaded side screen and overhead windows, opening in to a central hall with original tiled flooring, imposing carpeted spindle balustrade staircase with dado rail leading to the first floor landing, moulded skirting boards, door architrave's, moulded architrave mantels, and original stripped pine panel doors to ground floor principal rooms. Useful under stair storage cupboard. High ornate cornice ceiling with original panels, picture rail. Double radiator.

Lounge and Dining Room

26' 8" x 13' 3" narrowing to 12' (8.13m x 4.04m narrowing to 3.66m)

A large open plan reception room, inset with a stunning elegant wide splayed bay with original panelling and stripped pine sash cord windows with stained glass upper lights enjoying outlooks across Ninian Road and on to Roath Park flower gardens. Imposing marble fireplace with surround and hearth, inset with a living flame coal effect gas fire, moulded skirting boards throughout, dado rail, high cornice and panelled ceilings, tiled flooring throughout, two original pine panel doors with original finger plates each providing independent access to the entrance hall, doorway opening to.....

Store Room / Utility Space

Inset with original part panel double doors that open in to.....

Conservatory

Small lean-to conservatory equipped with PVC double glazed French doors with diamond leaded lights that open on to the rear gardens, polycarbonate pitched roof, and original tiled flooring.

Front Sitting Room

14' 4" x 12' (4.37m x 3.66m)

Approached independently from the entrance hall via an original pine panel door with architrave mantel, porcelain tiled flooring, character fireplace with cast iron grate and tiled surround, pine part panelled French doors with side screen and upper light windows opening on to the front veranda with views that extend on to the flower gardens, high cornice and panelled ceiling, double radiator.

Kitchen

11' 4" x 10' 1" (3.45m x 3.07m)

Approached independently from the entrance hall, fitted along three sides with a full range of floor and eye level units with granite topped work surfaces incorporating two stainless steel circular shaped sinks with power jet mixer taps and separate drainer, large range cooker equipped with a five ring gas hob including wok burner, a solar grill, a separate electric grill, two fan assisted electric ovens, and a separate warming drawer. Stainless steel surround beneath two canopy style extractor hoods, glass fronted floor and eye level units with slim line handles, fully tiled walls, coved ceiling with spotlights, chrome finished power points and light switches, double glazed golden oak PVC outer door with coloured glass opening on to the rear gardens, further golden oak PVC double glazed window with bevelled coloured glass overlooking the side/rear gardens. Square opening leading to.....



Breakfast Room

11' 6" x 11' 6" (3.51m x 3.51m)

Fitted with matching floor and eye level units with granite topped work surfaces including an oak wood block with carousel shelving below, glass fronted display cabinets, under unit lighting, chrome finished power points and light switches, solid quartz granite island style breakfast bar with space for six breakfast stools beneath a large ceiling extractor hood, integrated AEG coffee maker, integrated Smeg fan assisted electric oven, space for the housing of an American style fridge freezer, high ceiling with coving and spotlights, large double radiator, golden oak PVC double glazed window with a rear garden outlook.

Bathroom

11' 4" x 5' 6" (3.45m x 1.68m)

White suite with walls and floor ceramic tiled comprising corner shaped Jacuzzi bath with chrome mixer taps and chrome mixer shower fitment, large shaped pedestal wash hand basin with chrome mixer taps, W.C., separate double size ceramic tiled shower cubicle with chrome shower unit and patterned glass shower screen and doors. Coved ceiling with spotlights, three windows to side elevation, chrome vertical towel rail/radiator.



First Floor Landing

Approached via a wide original spindle balustrade staircase with dado rail leading to a half landing and then on to two further landings, the main landing itself benefiting from a high coved ceiling, moulded skirting boards and dado rail, traditional original pine panel doors to all rooms.

Bedroom One

17' 10" x 13' 3" (5.44m x 4.04m)

A very impressive spacious front bedroom inset with a wide splayed bay with original panelling and sash cord windows with stained glass upper lights, elevated outlooks on to Roath Park flower gardens, handsome original fireplace with cast iron grate and tiled surround, high cornice ceiling with plate rail, most impressive ceiling globe with ridged surround, moulded skirting boards and architrave's, double radiator.

Bedroom Two

13' x 12' 1" (3.96m x 3.68m)

Approached independently from the landing via an original pine panel door leading to a sizeable bedroom, inset with an elegant reproduction character fireplace with a cast iron grate, living flame coal effect gas fire and a matching hearth, golden oak PVC double glazed window with coloured bevelled glass to rear, high ceiling with picture rail, double radiator.



Bedroom Three

12' 2" x 14' 2" (3.71m x 4.32m)

Inset with stripped pine sash cord windows with stained glass upper lights with elevated outlooks across Ninian Road and on to Roath Park flower gardens. Art Deco character fireplace, high cornice ceiling, two alcoves, double radiator, large deep wardrobe recess measuring 4' 10" depth x 8' width providing a very useful storage space also equipped with a further window with a front aspect.

Bedroom Four

11' 7" x 12' 2" (3.53m x 3.71m)

Independently approached from the first floor landing via an original pine panelled door, leading to a further double sized bedroom, inset with an elegant fireplace, high coved ceiling, two alcoves, oval shaped wash hand basin with chrome mixer tap, golden oak PVC double glazed bevelled coloured glass window with outlooks onto Shirley Road.

Bedroom Five

11' 3" x 6' 8" (3.43m x 2.03m)

Currently used as an office, equipped with a PVC double glazed golden oak window with coloured bevelled glass upper lights, further PVC double glazed outer door providing access to staircase directly leading to the rear gardens, high ceiling with spotlights, double radiator.

Shower Room

With walls and floor ceramic tiled, comprising double size ceramic shower cubicle with shower unit, white pedestal wash hand basin with mixer taps, vertical towel rail, golden oak PVC double glazed window with coloured bevelled glass lights to rear, built out cupboard housing modern Worcester gas fired central heating boiler.

Separate W.C.

Approached independently from the landing, with porcelain tiled floor and fully tiled walls, white suite comprising W.C. and wash hand basin, golden oak PVC double glazed window with pretty leaded bevel glass upper lights to side.

Utility Cupboard

Also independently approached from the landing, with plumbing for an automatic washing machine, and space above for a tumble dryer, approached from the landing via an original pine panelled door, and equipped with a porcelain tiled floor and a golden oak PVC double glazed window to side aspect.

Second Floor Landing

Approached via a returning original spindle balustrade staircase with half landing and main landing, skirting boards and dado rail, Velux double glazed windows to rear, pine panelled door opening to....

Attic Room/bedroom 6

17' 4" x 11' 3" (5.28m x 3.43m)

Forming part of the original roof space converted to provide a very versatile attic room with access to multiple eaves hanging storage space with sliding mirror fronted doors, two large Velux double glazed windows each with blackout blinds to front aspect, further large Velux double glazed windows to rear with blackout blind, charming character fireplace with living flame coal effect gas fire, cast iron grate and slate hearth, double radiator.

Ensuite Bathroom

10' 8" x 10' 9" (3.25m x 3.28m)

Walls and floor ceramic tiled, white suite comprising large square shaped oversized Jacuzzi bath with mixer taps and mixer shower fitment, W.C., double size tiled shower cubicle with patterned glass shower doors and screen equipped with a shower unit, two large shaped pedestal wash hand basins each with mixer taps and pop-up wastes, vertical towel rail/radiator, Manrose hand drier, ceiling with spotlights, Velux double glazed window to rear, access to useful eaves roof space storage area.

Walk-In Wardrobe

11' 7" deep forming the space inset within the main gable of the house, neatly and cleverly designed now as a walk-in wardrobe with hanging space along two sides and shelving over approached via a low level pine panel door with Regency handle from the ensuite bathroom.

Outside

Front Gardens

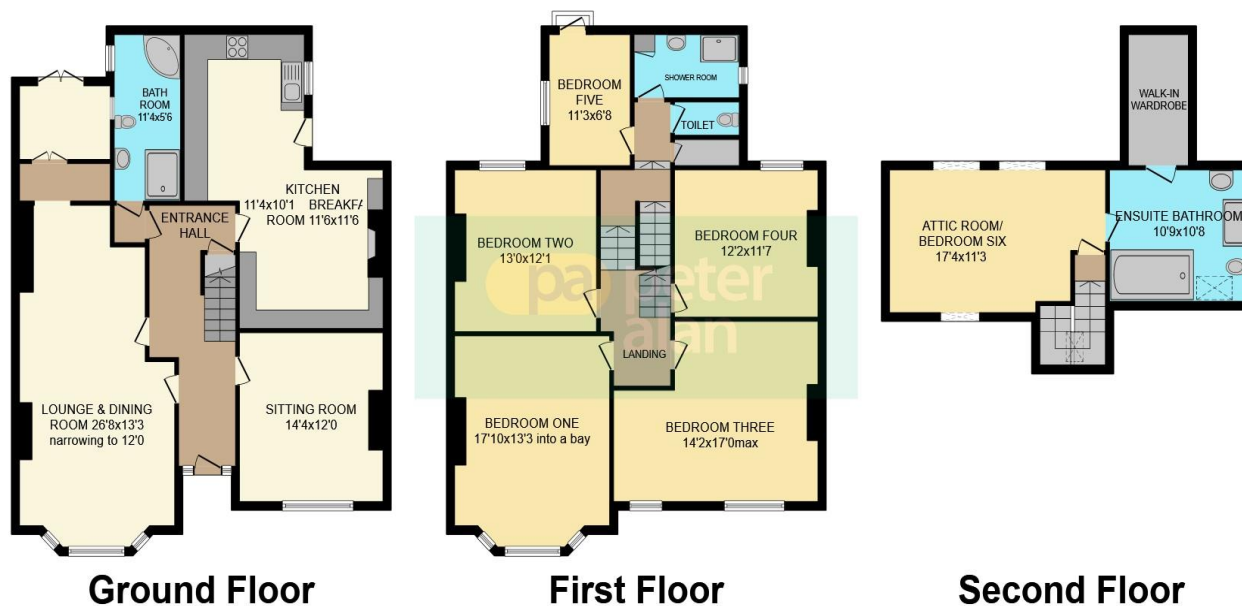
Double fronted, inset with a stepped entrance path approached by a two brick pillars, the remaining front laid to lawn on both sides.

Rear Gardens

Walled rear gardens, laid to astro turf, rear access gate. Staircase leading to the first floor bedroom five.







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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