



JeffreyRoss

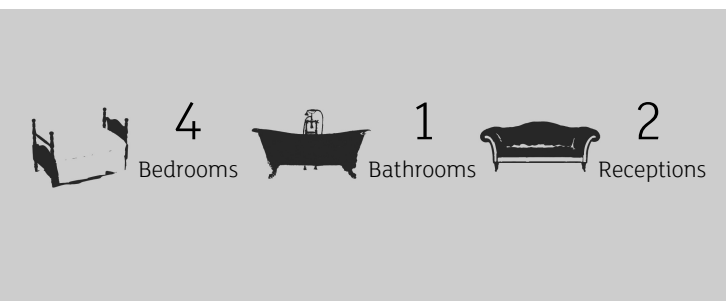
Windermere Avenue, Roath Park, Cardiff, CF23 5PS

Asking Price £595,000 Freehold



In Brief

An extended and much improved four bedroom family home situated on this popular road and within a short walk of Roath Park and Roath Park lake. The accommodation briefly comprises entrance porch, hallway, lounge, sitting room, newly fitted kitchen/diner, cloakroom WC, four double bedrooms, modern family bathroom, west facing garden, driveway parking and garage.







Porch

Hallway 15'5" x 6'7" (4.71m x 2.03m)

Herringbone wood block flooring, coved ceiling, single radiator, under stairs storage cupboard, oak doors to kitchen/diner, lounge, sitting room and cloakroom WC.

Lounge 14'6" x 11'11" (4.44m x 3.65m)

Herringbone flooring continued from the hallway, uPVC double glazed window to the front elevation, coved ceiling, radiator and fireplace,

Sitting Room 20'2" x 14'8" (6.17m x 4.49m)

Principal reception room that was previously extended and comprises carpeted flooring, coved ceiling, uPVC French doors leading to the rear garden, radiator and open archway leading to the kitchen diner.

Kitchen/Diner 23'9" x 12'11" max (7.26m x 3.96m max)

Extended and fully refurbished by the current owners in 2015 is this stunning kitchen/dining room. The kitchen comprises a range of wall, base and drawer units with complimenting works surfaces, integrated dishwasher, NEFF slide and glide oven with induction hob and chimney extractor, space for free standing washing machine and American fridge freezer, Stylish wall and floor tiling , uPVC double glazed windows and French doors to rear garden

Cloakroom WC

Close coupled WC, wash hand basin, tiled flooring, radiator and uPVC double glazed window to the side elevation.

Landing 17'11" x 6'7" max (5.48m x 2.01m max)

Spacious landing with carpeted flooring, loft hatch, uPVC double glazed window to the front elevation, oak doors to four double bedrooms and family bathroom.

Family Bathroom 8'7" 8'7" (2.63m 2.63m)

A modern four piece suite to comprise corner bath, separate shower, close coupled WC and pedestal wash hand basin; wall and floor tiling, heated towel rail and uPVC double glazed window to the front elevation.

Bedroom One 12'2" x 11'11" (3.72m x 3.65m)

Master bedroom with fitted wardrobes, carpeted flooring, radiator and uPVC double glazed window to the front elevation.

Bedroom Two 11'9" x 12'1" (3.60m x 3.69m)

Double bedroom with fitted wardrobes, carpeted flooring, radiator and uPVC double glazed window to the rear elevation.

Bedroom Three 15'8" x 11'10" (4.80m x 3.61m)

Double bedroom with fitted wardrobes, carpeted flooring, radiator and uPVC double glazed window to the rear elevation.

Bedroom Four 11'10" x 8'9" (3.62m x 2.69m)

Double bedroom with fitted wardrobes, carpeted flooring, radiator and uPVC double glazed window to the side elevation.

Garage

Single garage with up and over door and pedestrian access to the side. Power and lighting.

Garden

Enclosed West facing garden wall and hedge boundary, mature shrub borders and newly laid patio.

Parking

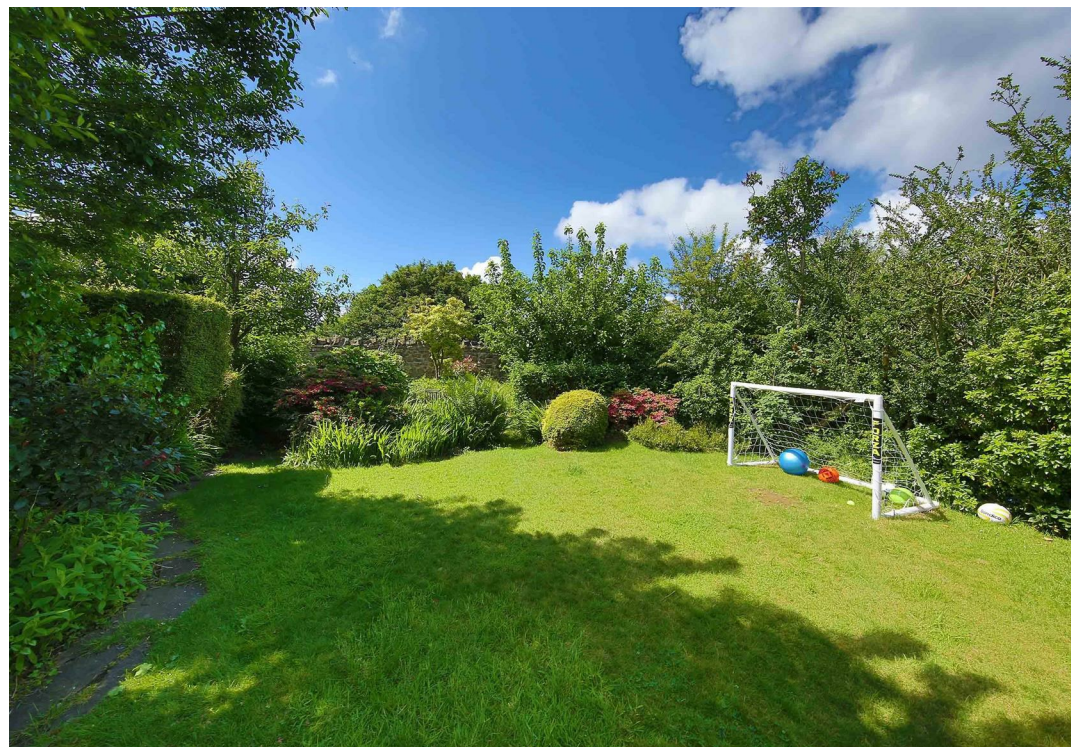
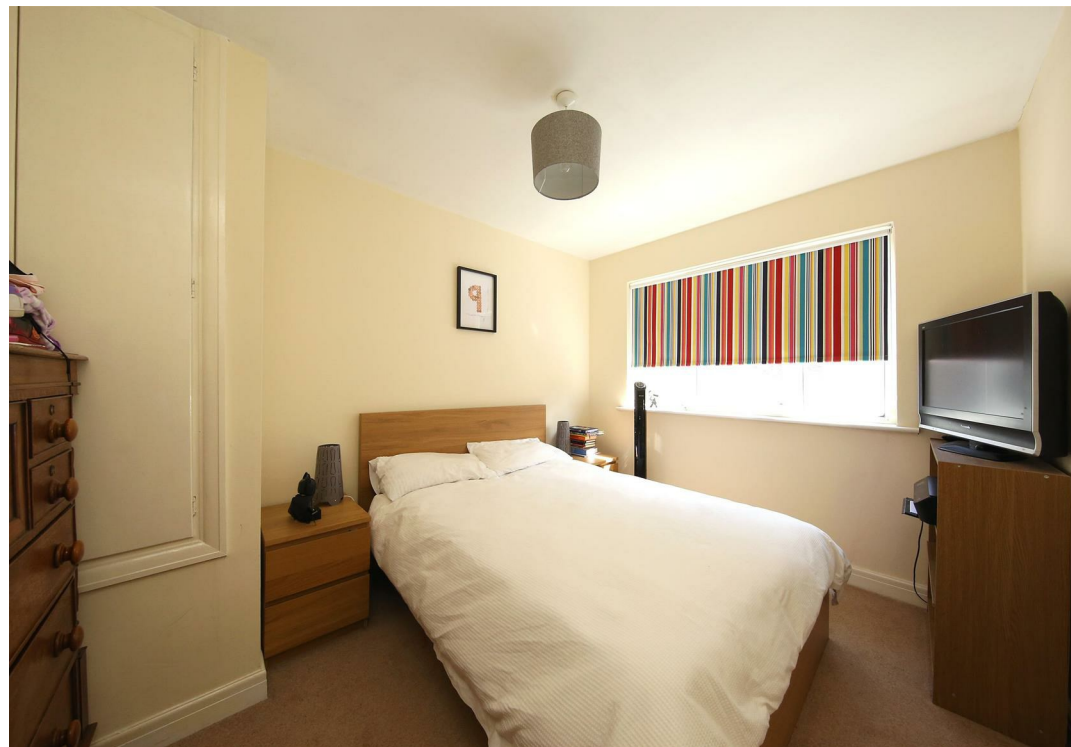
Driveway Parking to the front.

What we say? ...

One of the larger properties on the road, close to local amenities and benefits from excellent local schooling.

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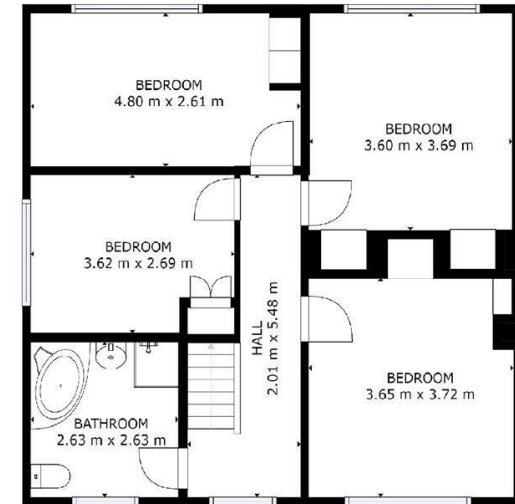
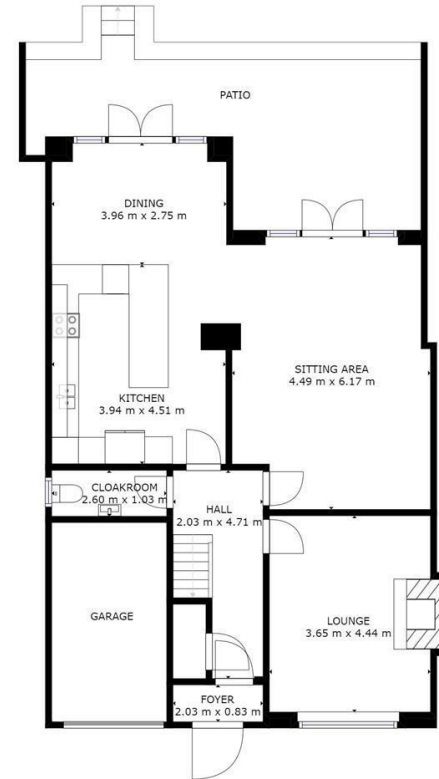
Key Features

- Extended
- West facing Garden
- 4 Double Bedrooms

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

T: 029 2049 9680
info@jeffreyross.co.uk
www.jeffreyross.co.uk



GROSS INTERNAL AREA
 FLOOR 1: 89 m², FLOOR 2: 70 m²
 TOTAL: 159 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Pontcanna

223-225 Cathedral Road
 Pontcanna, Cardiff
 CF11 9PP
 T: 02920 499680 (Option 1)

Roath

38 Wellfield Road
 Roath, Cardiff
 CF24 3PB
 T: 02920 499680 (Option 2)

Llanishen

54 Station Road
 Llanishen, Cardiff
 CF14 5LU
 T: 02920 499680 (Option 3)

Cathays

89 Woodville Road
 Cathays, Cardiff
 CF24 4DX
 T: 02920 499680 (Option 4)

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