

A traditional, freehold, double bayed semi-detached house in this popular Avenue within walking distance of the Lake.



35 Beatty Avenue
Roath Park
Cardiff CF23 5QR

Accommodation Briefly Comprises: *Entrance Porch *Entrance Hall
*Lounge *Dining Room *Kitchen *Three Bedrooms *Bathroom/WC
*Gardens *Garage

PRICE: £299,950 or offer

Location

Situated within the catchment area for Rhydypenau Primary School and Cardiff High Schools. Roath Park with all its amenities is a short walk away. Cardiff City Centre is approximately two miles away. Local shops are at Lakeside Shopping Centre and more comprehensive shopping is at Albany/Wellfield Road.

Ground floor**Entrance Porch**

With Terrazzo flooring.

Entrance Hall

Wooden and glazed front door with original stained glass and leaded effect side panel. Original lead effect glazed window to side aspect. Radiator. Understairs storage cupboard. Combination boiler. Wood block flooring.

Lounge 12'6" to recess x 12'0"

Double glazed French doors to rear aspect. Wood block floor. Radiator. Feature fire surround with inset coal effect gas fire.

Dining Room 13'9" into bay x 12'9"

Double glazed bay window to front aspect. Wood block flooring. Feature fire surround with inset coal effect fire.

Kitchen/Breakfast Room 19'0" x 7'4"

Fully fitted kitchen with a range of wall and base units with work surfaces over and tiled splash backs. One and a half bowl sink and drainer with mixer tap over. Plumbing and space for automatic washing machine. Space for dishwasher. Space for fridge and freezer. Space for cooker. Corner display unit. Loft inspection hatch. Double glazed window to rear and side aspect. Obscured double glazed door to rear aspect.

First floor**Landing**

Loft access. Original leaded effect and stained glass window to side.

Bedroom One (front) 12'10" x 12'6" to recess

Double glazed bay window to front aspect. Dado rail. Radiator.

Bedroom Two (rear) 12'6" (max) x 11'11"

Double glazed window to rear aspect. Radiator.

Bedroom Three (front) 7'9" x 7'4"

Double glazed window to front aspect. Radiator. Wood laminate flooring.

Bathroom/WC 8'10" x 7'4"

Inset spot lights. Fully tiled walls with inset border tile. Wall mounted heated towel rail. Three piece suite with low level WC. Pedestal wash hand basin. Panelled bath with mains shower over.

Outside**Gardens**

Front Garden

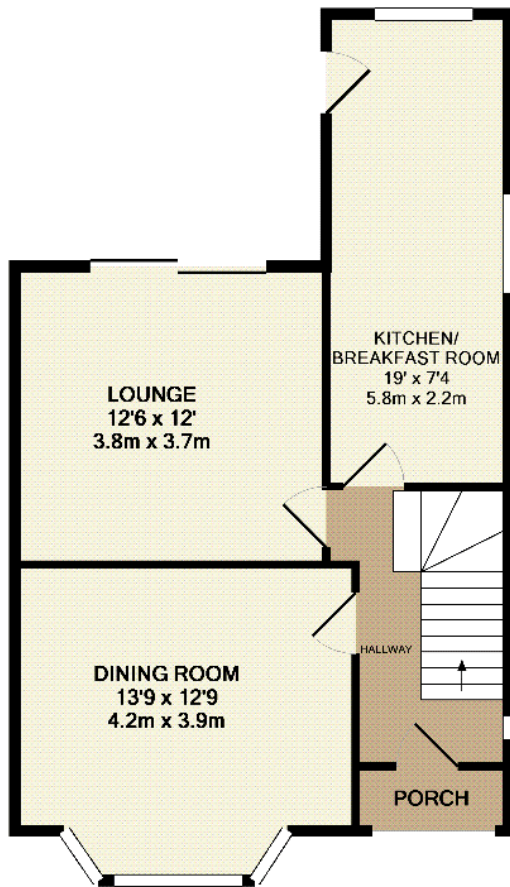
Enclosed frontage by dwarf brick wall. Mainly laid to lawn. Driveway leading to Garage, which can accommodate an adequate sized family car. Gate to rear Garden.

Rear Garden

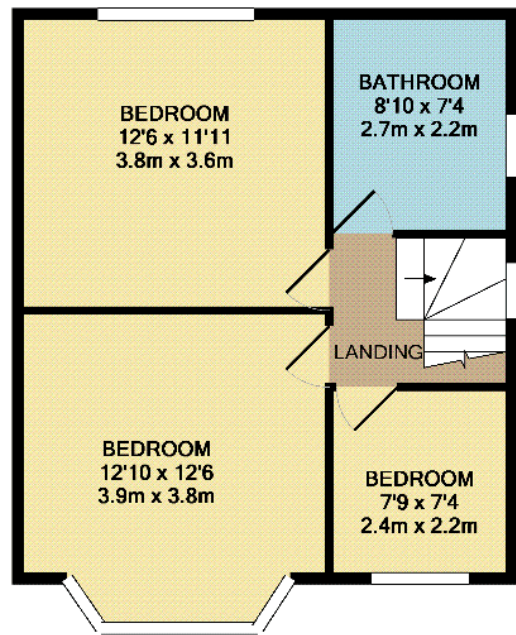
Enclosed West-facing rear garden by fencing. Mature shrubs and borders. Mainly laid to lawn. Patio area.

Tenure

Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

35 BEATTY AVENUE
TOTAL APPROX. FLOOR AREA 1009 SQ.FT. (93.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2011

PLEASE NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these details does not imply that they are in full and/or efficient working order.