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63 Maindy Road
Cardiff, CF24 4HL

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Asking price **£375,000**

A beautifully presented, three bedroom mid terraced period property, with southerly facing garden and double garage to rear, situated in this most highly convenient location within walking distance of Cardiff City Centre.

Mid terraced period property

Refurbished and presented to the very highest of standards.

Beautiful accommodation retaining a wealth of original features.

Two reception rooms both with bay windows

An extended contemporary, high quality galley style kitchen.

Convenient location within walking distance to Cardiff city centre.

Landscaped southerly facing rear garden.

Double garage/workshop accessed via garden and rear lane

Viewing is highly recommended.





A beautifully presented, three bedroom mid terraced period property with southerly facing garden and double garage to rear, situated in this most highly convenient location within walking distance of Cardiff City Centre.

This stunning three bedroom mid terraced period property has been refurbished by the current owners and is presented to the very highest of decorative standards. It offers character filled accommodation retaining many original features which are complemented by a contemporary high specification fitted kitchen.

It is an ideal property for a young professional couple/family and an internal viewing is highly recommended.

The accommodation briefly comprises: an entrance hallway with stairs to first floor. Ornate quarry tiled flooring throughout. Under the stairs is a useful shoe storage unit/bench. The lounge (11'9" x 14'10" into bay window), with bay window to rear enjoying views into the garden, has exposed original herringbone wood block flooring. A wood-burning stove is set in the original fireplace with a flagstone hearth and ceramic tiled inset. The dining room (12'9" x 14'4" into bay window) with bay window to front also has exposed

herringbone wood block flooring. It has an ornate art deco style fireplace with ceramic tiled inset. Both reception rooms have fitted picture rails and ornate coved ceilings with inset spotlights.

The impressive fitted kitchen (6'5" x 19'2" Max) is open plan from the entrance hall. Bifold doors give access into the garden and a Velux skylight floods the kitchen with the light. There is an extensive range of base and wall mounted Sigma 3 units, with complementing Dekton work surfaces and splash back. The kitchen has integrated appliances including Neff 'slide and hide' double ovens, a Neff 'Flex' induction hob, Larder fridge, separate freezer, dishwasher & washer/dryer. Space and plumbing for slimline wine cooler and an abode instant boiling water tap.

The first floor landing gives access to the bedroom accommodation plus the loft hatch into attic space. Bedrooms one (12'2" x 14'4" into bay window) and two (13'6" x 12'3") are both generous sized bedrooms. Each boast ornate cast iron fireplaces with ceramic tiled hearths. Engineered oak wood flooring and fitted picture rails. Bedroom one and three are located at the front of the property. Bedroom three (6'6" x 8'4") is a single bedroom currently used as a Dressing room. The

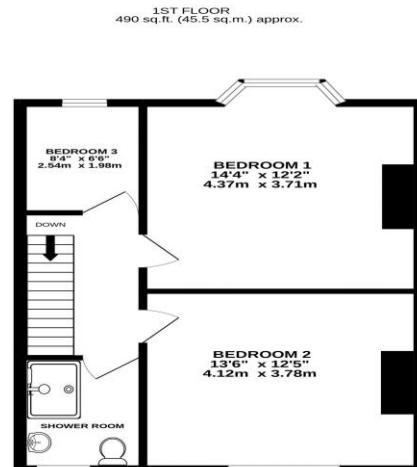
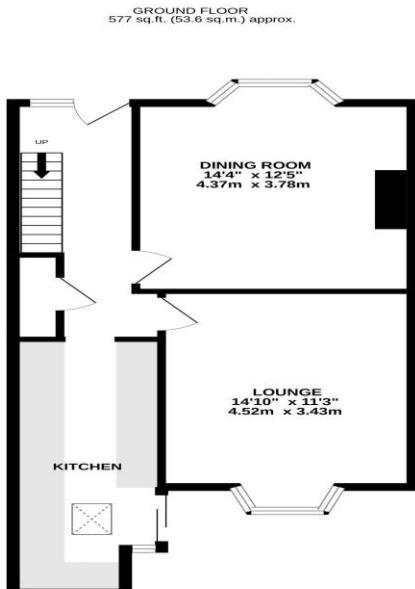
family shower room (7'6" x 5'10") designed and installed by Shaun Davies home solutions offers a double shower, With fitted rainfall shower and hand set. Low-level WC with hidden cistern and wash hand basin with storage drawers below. The room has extensive tiling to walls.

The attic (14'1" x 18') is primed for conversion, subject to planning, accessed via a loft hatch with ladder. It is extensively boarded and has two pairs of Velux skylights to front and rear. It benefits from power and lighting and currently houses a modern Worcester gas fired central heating boiler.

Outside to the front of the property is a forecourt garden bordered by brick walling with quarry tiled pathway and mature shrubs planted. To the rear is a landscaped terraced garden which enjoys the Sun throughout the day.

Accessed from the kitchen is a large decked entertainment space, Steps flanked by mature shrub borders, lead down to an Astroturf lawn bordered by flagstone areas and further shrub and plant specimens.

Pedestrian door gives access into the double garage/workshop (15'11" x 18'7") which benefits from power and lighting. An electric roller shutter door gives access to a rear lane access.





Directions

From Junction 32 of the M4 motorway travel south signposted Cardiff city centre. Continue on this dual carriageway through several sets of traffic lights and over the Gabalfa interchange. Continue along this road passing the shops and Cafe/takeaway restaurants, After passing the leisure centre turn immediately left onto Maindy Road where number 63 will be found after approximately 100 yards on your right hand side.

Tenure

Freehold

Services

All Mains Services

Council Tax Band E

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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 **RICS**

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EPC**

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