

Beatty Avenue

CARDIFF, CF23 5QR

GUIDE PRICE £560,000

Hern &
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Beatty Avenue

Set along a well regarded residential avenue in Cyncoed, this stylish and homely semi detached house balances character features with thoughtful updates, creating a comfortable and welcoming living environment.

Inside, the property retains details such as parquet flooring, picture rails and fireplaces which sit naturally alongside more modern touches, giving the home a sense of warmth and individuality. The layout flows well for both everyday family life and entertaining, with the living spaces opening towards a bright conservatory that overlooks the garden. Upstairs, three well proportioned bedrooms are complemented by a family bathroom with separate shower, offering flexibility for a range of buyers seeking space within a highly desirable Cardiff suburb.

Cyncoed continues to be one of Cardiff's most sought after residential areas, known for its tree lined streets, excellent schooling and easy access to green open spaces. Roath Park Lake and Heath Park are both within comfortable reach, providing scenic walks and outdoor leisure opportunities, while nearby Cyncoed Village offers cafés, local shops and everyday conveniences. Well regarded schools including Cardiff High School are nearby, making the area particularly attractive to families. Transport links are strong, with regular bus routes connecting to Cardiff city centre and convenient access to major road networks for commuting further afield. The combination of established surroundings, lifestyle amenities and a strong community feel continues to make Cyncoed a popular choice for buyers looking to settle within a mature and well connected part of the capital.



1332.00 sq ft

Porch

Entered via a double glazed door with leaded glass panels leading into a small porch with concrete flooring, providing a practical space before entering the main home.

Entrance Hallway

A welcoming hallway featuring coved ceilings, picture rail and dado rail detailing. Parquet flooring runs underfoot with stairs rising to the first floor and access to the principal ground floor rooms.

Downstairs WC

Positioned beneath the staircase and fitted with a wash hand basin and WC. Obscure window to the side, tiled flooring and housing for the combi boiler.

Living Room

A comfortable front facing reception room with coved ceilings, parquet flooring and double glazed window to the front. A feature wall with wood detailing sits alongside built in shelving and cupboards flanking the chimney breast, creating a practical yet inviting focal point.

Dining Room

Connecting naturally from the living space, the dining room features parquet flooring, picture rail detailing and an original brick fireplace with built in storage to either side. Bi fold doors open into the conservatory, enhancing the sense of flow through the ground floor.

Conservatory

A bright additional living space with double glazed windows to the rear and side, glazed roof, tiled flooring and radiator. Double patio doors provide direct access to the garden.

Kitchen

Fitted with a range of base units and granite work surfaces with tiled splashbacks. Stainless steel sink and drainer, integrated gas hob with electric oven and grill, integrated dishwasher and washing machine, with space for a large fridge freezer. Double glazed windows to the front and side allow for good natural light.

First Floor Landing

Accessed via a staircase with wooden bannister, featuring coved ceilings and an obscure double glazed window to the side.

Bedroom One

A generous principal bedroom with double glazed window to the front, coved ceiling, wooden flooring and a full wall of built in wardrobes.

Bedroom Two

Located to the rear with double glazed window overlooking the garden, coved ceiling, dado rail, wooden flooring and built in wardrobes along one wall.

Bedroom Three

Front facing room with double glazed window, coved ceiling and wooden flooring, ideal as a bedroom, study or dressing room.

Bathroom

Family bathroom with obscure double glazed window to the side. Tiled flooring and walls below the dado rail, fitted with bath, wash hand basin, WC and a separate walk in shower. Heated towel rail and useful storage cupboard.

Front Garden

The front of the property offers a landscaped garden with paved and gravelled sections alongside flower beds, set behind a small boundary wall. A concrete and tarmac driveway runs along the side of the house leading to a larger than average garage.

Garage

A larger than average garage with electricity and up and over door.

Rear Garden

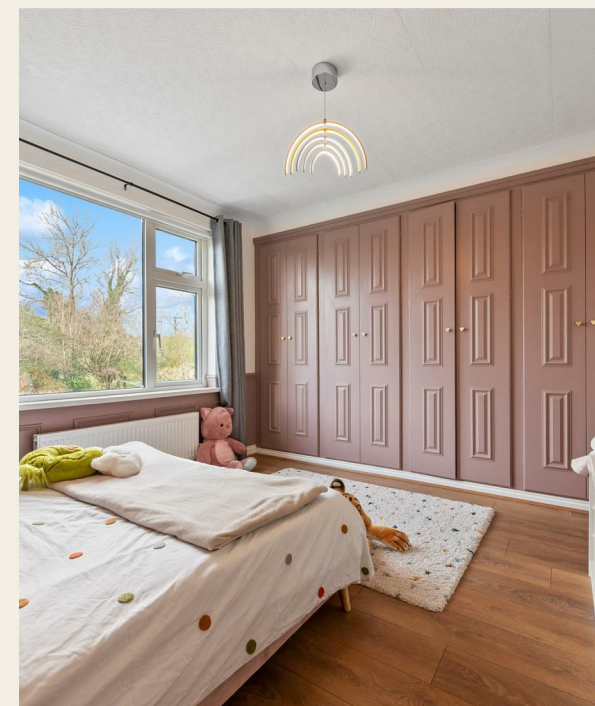
To the rear, a paved patio sits directly behind the house with steps rising to a lawned garden enclosed by new timber fencing. External electricity points and a cold water tap are installed, creating a practical and well arranged outdoor space.

Disclaimer

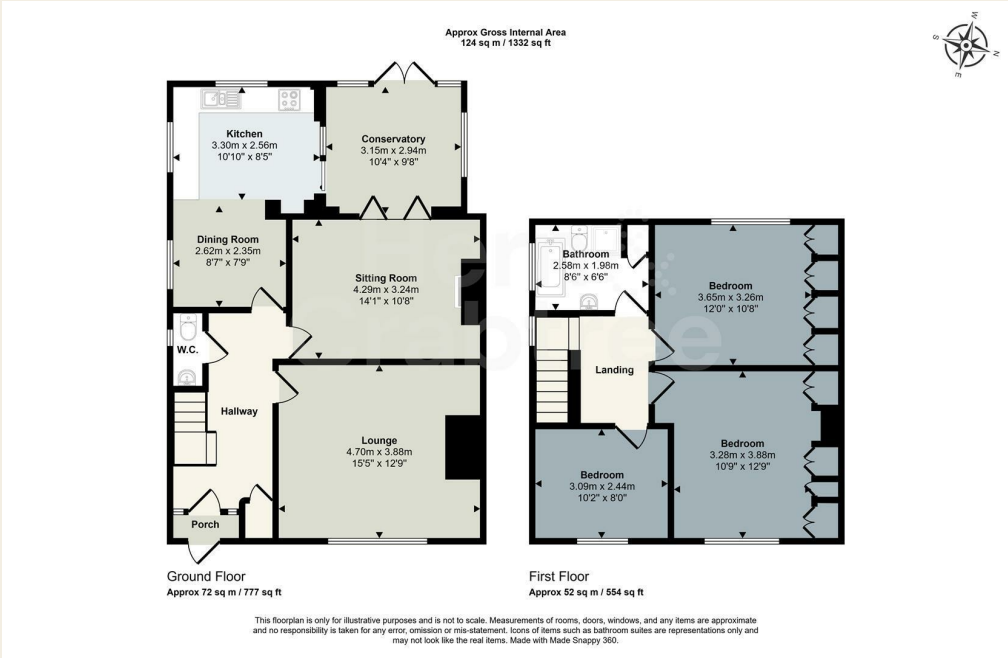
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(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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