

# Ninian Road

ROATH, CARDIFF, CF23 5EQ

**OFFERS OVER £800,000**

**Hern &  
Crabtree**





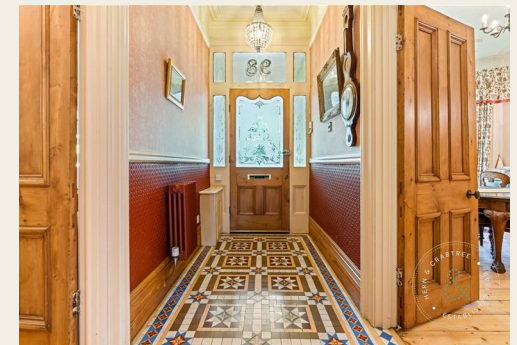
# Ninian Road

Welcome to this stunning mid-terrace house located on Ninian Road in the heart of Cardiff. This double-fronted period home, built in 1900, boasts not only a rich history but also a highly sought-after location with views of Roath Pleasure Gardens.

As you step inside, you'll be greeted by a welcoming entrance hall and with four reception rooms there's no shortage of space for entertaining, relaxing, or creating your own personal sanctuary. There is also a kitchen with pantry/scullery, a sun room, utility room and cloakroom for added convenience. To the second floor there are four spacious double bedrooms, a bathroom and additional shower room. To the second floor there are two further bedrooms, offering ample space for a growing family or hosting guests. The property further benefits from an enclosed rear garden with lane access and purpose built storage, providing a perfect outdoor retreat for enjoying a cup of tea on a sunny afternoon or hosting a summer barbecue with friends and family.

Conveniently located near bus links, commuting around the city is a breeze. Additionally, being in the Cardiff High School catchment area, this property offers a fantastic opportunity for families looking to secure a spot in a reputable school for their children. Don't miss out on the chance to own a piece of history in a prime location. Book a viewing today and envision the endless possibilities this charming property on Ninian Road has to offer.

- Double fronted period home
- Six double bedrooms
- Views of Roath Pleasure Gardens
- Cardiff High catchment
- EPC - D
- Highly sought after location
- Four reception rooms
- Bus links close by
- Rear garden and lane access
- Council Tax Band - H



2634.00 sq ft

### Entrance

Entered via a decorative storm porch with tiled sidings and floor into the hallway via a traditional wooden glazed, etched glass door.

### Hallway

Etched glass matching windows either side of the traditional door with house number over. Period cornicing, picture rail, ornate papered walls. Period architrave detailing. Dado rail. Tiled floor. Two radiators. Stairs to the first floor. Under stair alcove for coats and shoes.

### Lounge

12'6 max x 17'4 max into bay

Traditional wood sash window to the front with stained glass, coved ceiling, ceiling rose, picture rail and dado rail. Gas fireplace with an ornate wooden mantelpiece, tiled sidings and hearth. Stripped wooden flooring. Two radiators.

### Dining Room

12'2 max x 16'4 max

Situated adjacent to the lounge. Wooden sash bay window with stained glass over. Coved ceiling, ceiling detail, picture rail and dado rail. Stripped wooden flooring. Cast iron gas fireplace with ornate wooden mantelpiece and fitted mirror over, slate hearth. Two radiators.

### Sitting Room

13'5 x 12'2

Glazed french doors and windows to a sun room. Coved ceiling, picture rail, dado rail, radiator. Gas ornate cast iron fireplace with wooden mantelpiece and a slate hearth. Stripped wooden flooring.

### Sun Room / Rear Porch

6'5 x 7'11

PVC roof, single glazed wood windows and door leading out to the rear garden. Radiator. Quarry tiled style floor.

### Kitchen

16'4 x 12'5

Double glazed wood windows to the rear aspect. Wall and base units with complimentary work tops over, 1.5 bowl ceramic sink. Central island unit with granite work top over. Traditional wicker style baskets built in. Additionally there is a fitted Welsh dresser and glassware cabinet. Space for a gas range cooker with cooker hood fitted over into the chimney breast. Radiator. Quarry tile flooring. Squared off archway through to the breakfast room. Integrated dishwasher and integrated fridge. Downlights to the wall units. Tiled splash backs.

### Breakfast Room

10'3 x 12'5

Decorative tiled flooring. Built-in dressers into the alcoves. Additional fitted Welsh dresser. Radiator, squared off arch to a scullery.

### Scullery

5'9 x 5'2

Double glazed skylight window to the rear, wall mounted boiler. Radiator, quarry tiled floor.

### Utility

Space and plumbing for washing machine, space for a double stacked condensing tumble drier. Doorway to cloakroom.

### Cloakroom

WC, wash hand basin, double glazed wood window to the rear aspect. Quarry tiled floor.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Banister, radiator, dado rail. Double glazed wood window to the side, stairs to the second floor. Two stained glass ceiling mounted windows offering natural light from the second floor to the first floor landing.

### Bedroom One

17'2 x 15' 8

Wood bay and a half sash windows to the front, two radiators, stripped wood flooring. Period feature fireplace with a wooden mantelpiece.

### Bedroom Two

14'0 x 13'2

Wooden sash windows to the front with stained glass. Radiator, feature cast iron fireplace, stripped wooden flooring.

### Bedroom Three

13'6 x 12'2

Double glazed wood window to the rear, radiator, period fireplace, stripped wooden floor. Picture rail.

### Bedroom Four

12'6 x 11'6

Double glazed wood window to the rear, picture rail, radiator, feature fireplace. Stripped wooden flooring.

### Bathroom

11'6 x 10'0

L-shaped room. Four piece bathroom with double glazed windows to the side and rear. Free standing claw foot, roll top bath, shower quadrant set into recess with a plumbed shower. WC, wash basin, radiator, laminate flooring. Airing cupboard housing the hot water tank. Feature fireplace.

### Shower Room

4'6 x 6'3

Additional shower room with a double shower quadrant, wash basin, radiator and a double obscure glazed window to the side.

### Second Floor

Stairs rise up from the first floor landing to a landing area.

### Bedroom Five

17'10 x 15'3

Double glazed skylight windows to the rear, wood laminate flooring. Radiator, storage into the eaves, fitted wardrobes. Floor to ceiling height 8'0 max

### Bedroom Six/Study

16'11 x 7'4

Double glazed skylight windows to the rear, wood laminate floor. Built-in storage to the eaves.

### External

### Front

Central paved path, brick retaining wall, lawns set to either side, mature hedge and flower border.

### Rear Garden

Enclosed garden with paved patio sitting area, brick retaining wall, flower borders and steps up to a lawn. Steps to a further patio and gate access to the rear. Detached storage shed.

### Storage Shed

11'10 x 11'1 max

Concrete built storage with natural light window. Power.

### Additional Information

we have been advised by the vendor that the property is Freehold.

Council Tax Band - H

EPC - D

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



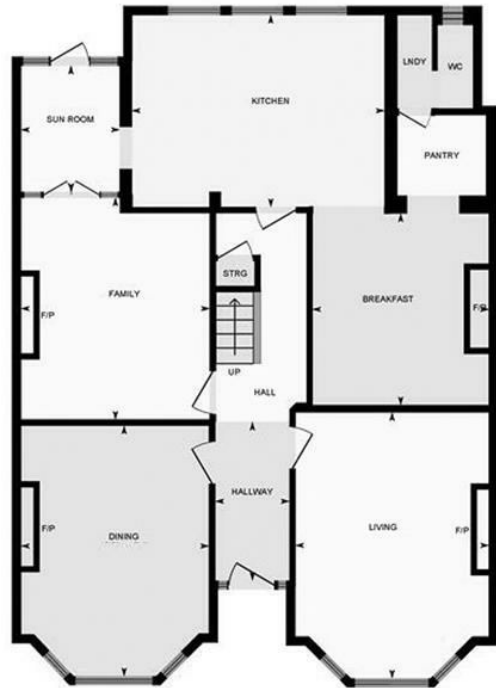




# Ninian Rd, Roath Park, CRF

Main Building: Total Interior Area 2634.74 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



1st Floor



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Good old-fashioned service with a modern way of thinking.



**Hern &  
Crabtree**

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