

Beatty Avenue

CYNCOED, CARDIFF, CF23 5QU

ASKING PRICE £450,000

**Hern &
Crabtree**



Beatty Avenue

No Onward Chain! Set within one of Cyncoed's most established residential avenues with Cardiff High School Catchment; this semi detached family house presents a rare opportunity to acquire a period home of real character and substantial scope for renovation and reimagining.

Behind its traditional façade, the house retains a wealth of original features including timber sash windows, decorative fireplaces, picture rails, parquet and wood block flooring and stained glass detailing. The accommodation is arranged over two floors and offers flexible living space with three reception rooms, a kitchen with original fittings, four bedrooms and both a bathroom and separate WC, allowing a purchaser to restore and adapt the layout to suit modern family life while preserving the home's inherent charm.

Cyncoed remains one of Cardiff's most sought after suburbs, prized for its leafy streets, strong sense of community and excellent amenities. Local shops, cafés and everyday services are close at hand, while Roath Park, Heath Park and the surrounding green spaces provide welcome outdoor escapes. The area is particularly well regarded for its schooling, with a range of respected primary and secondary options nearby. Transport links are equally convenient, with regular bus services, nearby rail connections and easy access to the A48 and M4, making the city centre and wider region readily accessible.

This is a home with history, presence and exceptional potential, offering the chance to create a long term family residence in one of Cardiff's most enduringly popular neighbourhoods.



Entrance Hall

The property is entered via a traditional wooden front door with stained glass detailing, set to the side elevation and flanked by matching leaded obscure glazing that allows natural light to filter into the hallway. The hall features parquet flooring, a picture rail and coved ceiling, with stairs rising to the first floor and a built in storage cupboard beneath. Doors lead to the principal reception rooms.

Living Room

A generous reception room positioned to the front of the house, featuring a single glazed timber sash bay window with an additional stained glass window to the side. The room retains a tiled feature fireplace, picture rail and coved ceiling. The floor is finished in vinyl laid in a parquet style.

Sitting Room

Also located to the front aspect, the sitting room benefits from a single glazed timber sash window, parquet flooring and a further decorative tiled fireplace. Period detailing continues with a picture rail and coved ceiling, creating a comfortable and characterful second reception space.

Dining Room

Situated to the rear, the dining room enjoys views over the garden through a single glazed timber window. A feature fireplace with wooden mantel and tiled surround forms a focal point, complemented by a picture rail and wood block flooring. A door leads directly through to the kitchen.

Kitchen

The kitchen offers windows to both side aspects, all timber framed and single glazed. Original features include a Welsh dresser, period tiled walls and a stainless steel sink with drainer. The floor is finished with red quarry tiles and there is an electric heater. A door leads to a pantry cupboard with shelving and a matching floor finish.

Lobby

From the kitchen, a door opens into an inner lobby providing access to the rear garden and a ground floor cloakroom. The cloakroom includes a WC, single glazed timber window to the side and a built in storage cupboard, believed to be the former coal store.

Cloakroom

Stairs rise to a spacious T shaped landing with stripped wooden flooring, picture rail and a stained glass window to the side elevation. Doors lead to all first floor rooms.

First Floor

Stairs rise to a spacious T shaped landing with stripped wooden flooring, picture rail and a stained glass window to the side elevation. Doors lead to all first floor rooms.

Bedroom One

A well proportioned double bedroom to the front, featuring a single glazed timber sash window, original fireplace, picture rail and wooden flooring.

Bedroom Two

Another front facing double bedroom with a single glazed timber window, original fireplace, picture rail and wooden flooring.

Bedroom Three

Located to the rear, this bedroom benefits from a single glazed timber window, original fireplace, picture rail and wooden flooring. A shallow built in cupboard is accessed from the landing nearby.

Bedroom Four

Accessed via a short corridor from the landing, bedroom four has a single glazed timber window to the side and retains a picture rail.

Bathroom

The bathroom is fitted with a bath and wash basin, with period tiled walls and a single glazed obscure timber window to the rear. An airing cupboard houses the hot water cylinder and there is access to the loft.

W.C.

Positioned adjacent to the bathroom, the separate WC includes a single glazed obscure timber window and presents clear potential for combining the two spaces if desired.

Outside

Front

To the front, the property is set behind a low brick wall with gated access, lawned frontage and a driveway running alongside the house, providing access to the rear garden.

Rear

The rear garden is generous in scale and offers significant potential, with mature trees, established shrubs and borders, a concrete patio area close to the house and a further hardstanding where a former garage once stood.

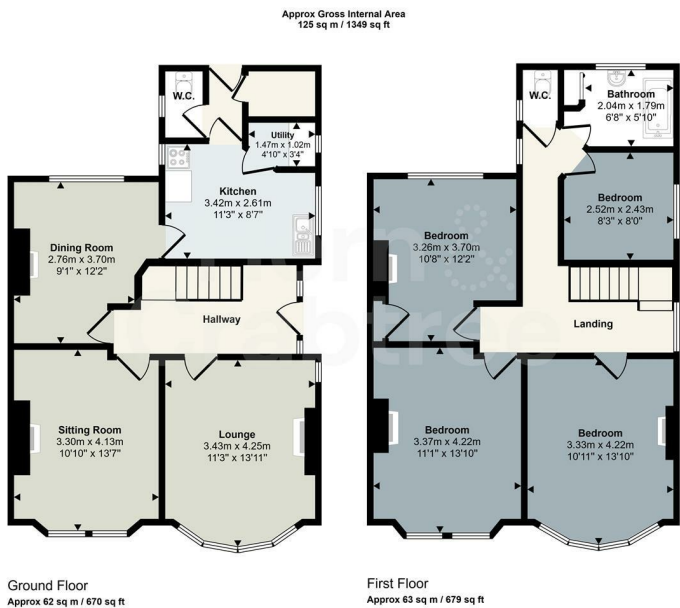
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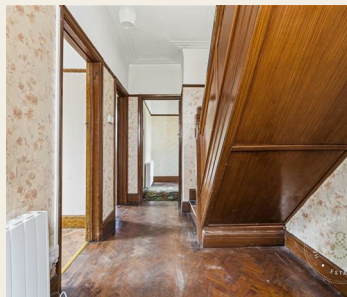
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



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