



## 14 Laytonia Avenue, Gabalfa, Cardiff, CF14 3BQ

Price Guide £420,000

- Extensively but sympathetically modernised, and extended four-bedroom Freehold house.
- Laundry/Utility Room extension & Cloakroom/WC.
- Lovely south-facing patio Garden with lane access. Workshop/Store.
- Impressive and very spacious open-plan Living room/Fitted Kitchen/Dining area extension.
- Spacious, beautifully-presented, ultra-modern Bathroom with walk-in shower.
- Cul-de-sac location near Maitland Park and close to UHW.

# 14 Laytonia Avenue, Cardiff CF14 3BQ

Situated in this sought-after cul-de-sac near Maitland Park, and a short distance from UHW at Heath is this exceptional home offering stylish, spacious, and versatile accommodation in a highly desirable layout. With its combination of character features and contemporary upgrades, it is perfectly suited to modern family living. Features include a lovely sitting room, large open-plan living room opening into a superb modern fitted kitchen and dining area extension, a laundry/utility room and cloakroom/wc extension, four bedrooms (two double and two single), and a beautifully-appointed bathroom with shower. At the rear is a pretty south-facing patio garden with rear access, and a workshop/store. The property has gas central heating from an Ideal combi gas central heating boiler situated in bedroom no. 3 with radiators virtually throughout, and it is also double-glazed. The Council Tax Band is E. The EPC Rating is C. Natural Resources Wales deems the flood risk in this area as very low.

The property is a double-bayed mid-terrace home with attractive facing brick elevations and a restored bath-stone bay. The roof is slate with a tiled gable. There is a walled forecourt garden with decorative floral borders and artificial grass. A checkerboard paved pathway leads to the attractive entrance, which features a composite front door and outside porch light.

The local area is a very popular residential suburb that has become renowned for its excellent range of eateries along Whitchurch Road, and it has local shops, stores and supermarkets, lovely parks such as Heath Park, Maitland Park, and the beautiful Roath Park with its famous Lake, excellent bus services, a local Library, Post Office, popular pubs etc, all close-by. It is within easy commuting distance of the city centre and within easy reach of the main trunk roads in to and out of the city.



Council Tax Band: E



### **Entrance Hall**

A welcoming entrance hall accessed via an attractive modern composite front door with double-glazed panels, and a double-glazed side window. Lovely period coloured stone tile floor. Decorative wall panelling to dado height. Central heating radiator with thermostat. Picture rail and coved ceiling. Meter cupboard. Four power points. Staircase rising to the first floor.

### **Front Room**

13'3" x 15'0" (into bay) max. approx. A spacious and elegant reception room. Bay window with double-glazed uPVC picture and casement windows. Fitted blinds, curtain rail, and runners. Coved ceiling and picture rail. Feature white marble fireplace with black hearth and inset Ironwood log burner. Central heating radiator with thermostat. 8 power points. Door to the hallway.

### **Lounge**

12'0" x 10'8" max. approx. A large, impressive open-plan living area. Ceramic tile flooring. Ceiling spotlights. Coved ceiling. Wall shelves. Feature white wood fireplace surround with black marble hearth and inset Ironwood log burner. Central heating radiator with thermostat. Power points. Telephone and internet master socket. The living room opens into the super fitted kitchen and dining area extension.

### **Kitchen**

10'9" x 18'3" max. approx. A beautiful fitted kitchen with Pistachio green Shaker-style units and Indian white granite worktops comprising of a range of floor cupboards, drawers, and wall units. White Belfast-style ceramic sink set into the marble worktop. Integrated Beko dishwasher. Double-door pantry unit with shelving and drawers. Six-ring stainless steel AEG gas hob. Stainless steel and glass extractor hood. AEG double oven in a tower unit with storage cupboards above and below. Additional recess space for American-style fridge freezer. Central heating radiator with thermostat. 10 power points. Appliance connections. Dimmer-controlled lighting. A door opens into the Laundry/Utility Room and downstairs WC. The kitchen opens into the delightful dining room extension.

### **Dining Room**

9'8" x 4'7" plus doorway alcove max. approx. A lovely light, modern extension that opens out from the kitchen. Double-glazed patio doors open to a pretty south-facing rear garden. Curtain rail and runners. Two Velux roof windows. Central heating radiator with thermostat. Ceramic tile floor. Two power points.

### **Laundry/Utility Room**

11'6" x 6'2" approx. A most useful modern extension which has been very well-appointed with pistachio green Shaker units. Stainless steel sink with mixer tap. Wall cupboards and open shelves. Plumbing for a washing machine. Vent for a dryer. Cream ceramic wall tiling. Double-glazed casement window with fitted blind. Fluorescent lighting. Power points. Central heating radiator. Clothes drying rail. A door opens into the cloakroom/wc.

### **WC**

Well-appointed with a close-coupled toilet, and pedestal wash basin with chrome mixer tap. Half-tiled walls in white ceramic tiles. Ceramic tile floor. Wall mirror. Coved ceiling. Towel rail and fitted shelf.

### **Landing**

A balustraded staircase with attractive painted treads and with attractive feature side panelling rises to a spacious landing. Dado rail. Balustraded return. Picture rail and coved ceiling. There is a pull-down ladder providing access to the loft. 2 power points.

### **Front Bedroom No. 1**

14'9" into bay x 12'2" max. approx. A delightful double bedroom featuring a bay window with double glazed uPVC framed picture and casement windows. Fitted blinds. Period-style cast iron fireplace. Central heating radiator with thermostat. Two wall lights. Fitted wall shelves. Power points.

### **Front Bedroom No. 2**

9'2" x 6'6" max. approx. A single bedroom of good size with a double glazed uPVC framed window. Fitted blind. Picture rail. Central heating radiator with thermostat. Power points.

### Rear Bedroom No. 3

15'1" x 10'9" plus wardrobe depth max. approx.  
A well-proportioned double bedroom with double-glazed uPVC-framed window and fitted blind. Picture rail. Central heating radiator with thermostat. Two double wardrobes with shelves and hanging space, one cupboard housing the Ideal combi gas central heating boiler. Period-style cast iron fireplace. Power points.

### Bathroom

11'2" x 8'5" max. approx.  
A spacious and beautifully appointed bathroom with an ultra modern white suite comprising of a freestanding bath with chrome mixer tap, wash hand basin with vanity drawer unit beneath, and a close-coupled WC. There is also a walk-in shower with a glazed screen and mains chrome thermostatic shower. Additional features include tiled flooring, dark grey half-tiled walls, and with decorative tiling to the shower area. Chrome heated towel rail/radiator. Coved ceiling with inset spotlights. Double glazed uPVC casement window. The bathroom also benefits from underfloor heating.

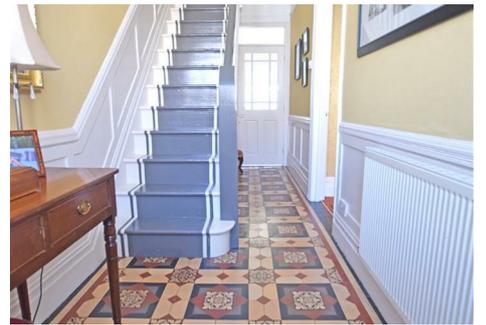
### Dressing Room/Bedroom No. 4

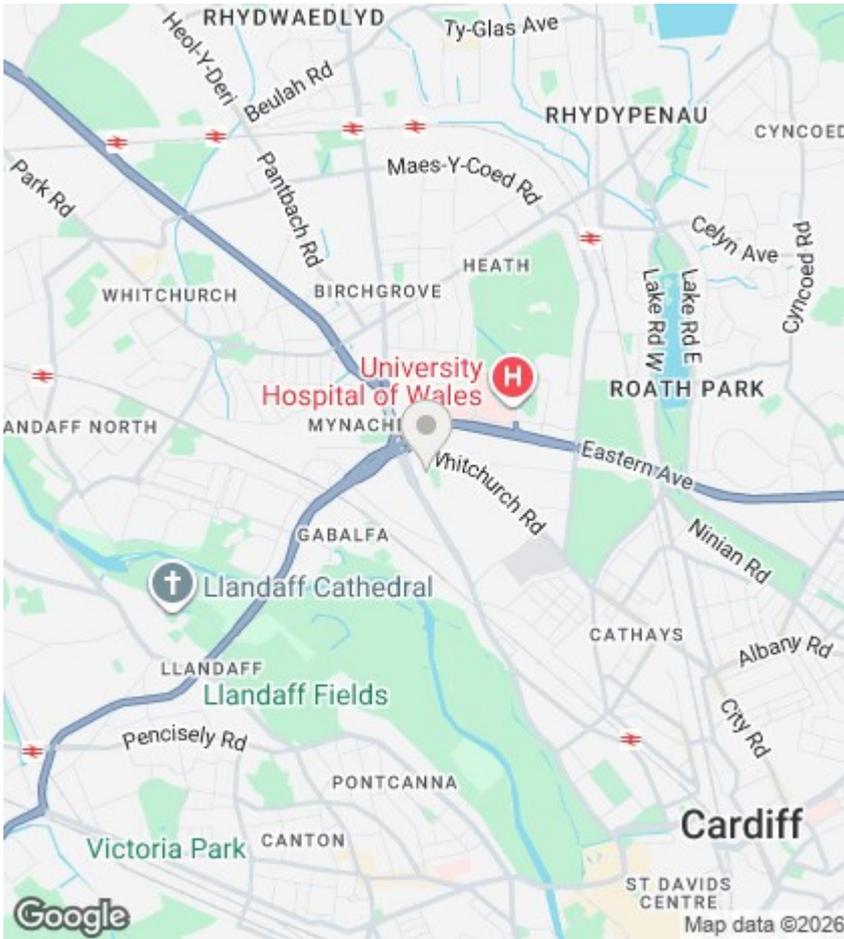
8'0" x 5'6" approx. max.  
Currently used as a dressing room, but potential as an infant's room or study/home office. Double glazed casement window with fitted roller blind. Hanging rails, and alcoves with fitted shelving. Fluorescent lighting.

### Rear Garden

The property benefits from a well-maintained south-facing rear garden featuring a raised timber-decked patio area alongside an area laid to artificial grass. The garden is enclosed by white painted walls with mature shrubbery borders, complemented by decorative and patio lighting. There is timber screen fencing to the left-hand side and a painted boundary wall to the right, with additional garden lighting. A pedestrian access door leads to the rear car park. Further features include a garden storage area and log store. A useful Workshop is situated to the rear, constructed with block walls beneath a slate roof. The workshop is fitted with lighting, power points, shelving, and a workbench.







## Directions

## Viewings

Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	