



67 Ninian Road  
Roath | Cardiff | CF23 5EL

FINE & COUNTRY

# 67 Ninian Road

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## Exquisite Victorian Townhouse

Welcome to 67 Ninian Road, a breathtaking Victorian townhouse that has been masterfully reimagined and renovated to the highest standards. Overlooking the iconic Roath recreational grounds, this property is situated in the heart of Roath, Cardiff's most stylish and vibrant community.



# STEP INSIDE

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## Roath: A Vibrant and Stylish Community

Roath is celebrated for its eclectic mix of hip cafes, diverse eateries, traditional pubs, and boutique coffee shops. This lively neighbourhood in northeast Cardiff offers a plethora of recreational activities, including a bowling green, tennis courts, a serene boating lake, and expansive botanical gardens. With excellent transport links, including easy access to the M4 and regular bus routes, Roath provides seamless connectivity to Cardiff city centre, the University Hospital, BBC studios, and various university buildings. The area's vibrant social scene, coupled with tranquil green spaces, offers an unparalleled lifestyle for residents.

## Architectural Transformation and Luxurious Interiors

Once divided into flats, 67 Ninian Road has been extensively remodelled by the current owners. They have worked with leading architects to restore the property to its former grandeur, incorporating modern amenities while preserving its historical charm. As you enter through the elegant gate on this tree-lined road, the grandeur of the building is immediately apparent. The large entrance doorway, adorned with intricate details, leads into a spectacular entrance hall featuring a magnificent mahogany staircase, a charming fireplace, and stunning stained glass windows that illuminate the space with vibrant colours.

The ground floor showcases a blend of classic and contemporary design. The formal sitting room, with its bow window overlooking the beautifully landscaped front garden, boasts a grand fireplace, high ceilings, and custom shelving. The formal dining room, perfect for sophisticated entertaining, opens onto a sunny garden terrace through elegant patio doors. The state-of-the-art kitchen is a culinary delight, featuring luxurious finishes, including solid wood countertops, a striking brass-topped island, integrated high-end appliances, and bespoke cabinetry with ample storage.





## Luxurious Accommodations and Versatile Living Spaces

The first floor offers a stunning master suite, complete with a spacious dressing room and a lavish en suite bathroom. Two additional rooms on this level provide flexible options as bedrooms, a study, or additional living spaces, currently configured as a study and a secondary sitting room. Ascend to the second floor, and you'll be captivated by a beautiful stained glass skylight, flooding the staircase and landing with natural light. This floor houses three further bedrooms, a stylish bathroom, and a separate wc.

## Outdoor Oasis and Additional Features

The rear garden offers a serene Mediterranean-inspired retreat, with low-maintenance flagged paving and a variety of mature plants and shrubs. A former garage has been ingeniously converted into a versatile home office and lounge area. This space offers the potential for a self-contained annex or a blend of office space and off-road parking, depending on your needs.

## Unmatched Convenience and Lifestyle

67 Ninian Road is ideally located for those who appreciate the convenience of city living paired with the serenity of nearby green spaces. The property is within walking distance of numerous amenities, including boutique shops, fine dining restaurants, and cultural venues. The nearby parks are perfect for leisurely strolls, jogging, and dog walking. The area is also well-served by prestigious private schools such as St John's, The Cathedral School, and Howell's School. Excellent transport links offer easy access to Paddington in approximately 1.5 hours, with Cardiff and Bristol airports conveniently accessible.

This property is a rare find - a perfect blend of historical elegance and contemporary luxury, meticulously restored and upgraded for modern living. Don't miss the opportunity to make 67 Ninian Road your dream home.

## Directions

What3words: ///cute.such.volume



STEP OUTSIDE

LOCATION











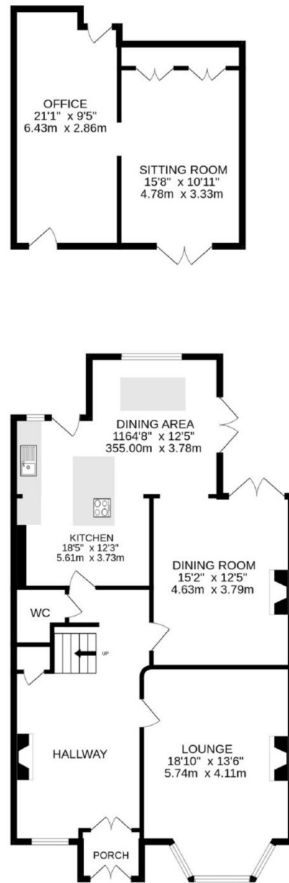




**67 Ninian Road  
Cardiff**



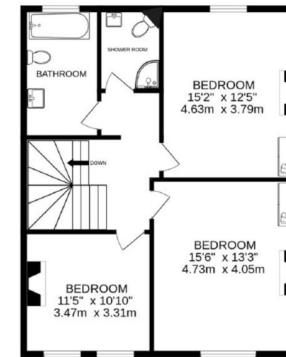
GROUND FLOOR  
1356 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



2ND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 3000 sq.ft. (278.7 sq.m.) approx.

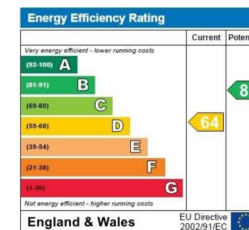
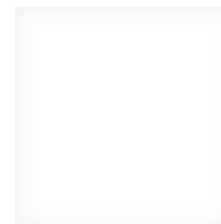
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2024.

Postcode: CF23 5EL | Tenure: Freehold | Tax Band: A | Authority: Cardiff | Heating: Gas | Drainage: Mains

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

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