



37 Morlais Street
Roath | Cardiff | CF23 5HQ

FINE & COUNTRY

STEP INSIDE

37 Morlais Street

Nestled in a quiet, sought-after part of Roath, this four/five bedroom, double bay-fronted end-terrace property offers an exceptional blend of period character and modern living. Perfectly positioned at the top end of Morlais Street, this home benefits from a large plot with a generously sized garden, rear access, and a peaceful location away from the bustle of the park end of the road. Retaining many original features, this home is ideal for those seeking a property full of charm and potential, with ample space both inside and out.

Step Inside

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The hallway, with its classic period tiling, is a fitting introduction to the character that runs throughout the home. To the left of the hallway is a bright, generous reception room featuring a large bay window that floods the space with natural light and an original fireplace that adds to the room's warmth and charm. To the right of the hallway is the second reception room, which has been designed as an open-plan sitting and dining area, providing versatile space for family living.

At the rear of the property, the current owners have cleverly used the space to incorporate a utility room, which could easily be re-imagined into a downstairs shower room or a larger family room, offering even greater flexibility. Additionally, there is a third reception room, currently used as a ground-floor bedroom or annexe. This room features its own en-suite shower room, making it an ideal space for multi-generational living, guests, or as a private sanctuary for anyone in need of a ground-floor bedroom.

The well-equipped kitchen, updated in recent years, offers a functional space to cook and entertain. It includes a door leading directly to the rear garden, and the opportunity exists to reconfigure the layout to create a large, open-plan kitchen/diner/living area, as seen in many other homes in the area.

To the First Floor

The split-level landing leads to four spacious bedrooms, all of which offer ample storage space and natural light. Two of the front-facing bedrooms feature large bay windows, providing a stunning view of the tree-lined street and enhancing the rooms with an abundance of natural light. The family bathroom and separate toilet are well-maintained, and there is also a storage area on the landing, offering great potential for reconfiguration to suit modern living preferences.











STEP OUTSIDE

37 Morlais Street

Step Outside

One of the standout features of this home is its enclosed rear garden, one of the largest on Morlais Street. As an end-terrace property, it benefits from side access and a peaceful rear garden, perfect for outdoor dining, gardening, or simply enjoying the sunshine. The current owner has taken great pride in cultivating a beautiful space, with a variety of flowers and vegetable patch that provide both beauty and utility. Whether you're relaxing with a newspaper or enjoying a quiet moment after a long day, the garden is an inviting and serene retreat.

Location

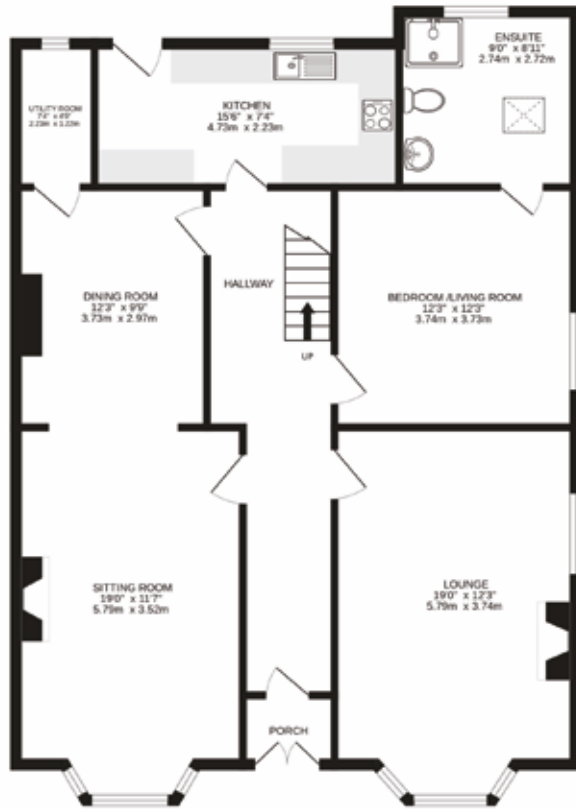
Located at the quiet end of Morlais Street, this property is just a short stroll from Roath Park with its beautiful lake, recreational grounds, and the popular café. The vibrant High Street, with its array of local shops, cafés, and restaurants, is also within easy reach. Families will appreciate the proximity to well-regarded schools, including Cardiff High School, and the area offers excellent transport links to Cardiff city centre, as well as convenient access to bus routes and nearby train stations.

Whether you're looking to enjoy the nearby parks, explore the café culture, or take advantage of the excellent local amenities, 37 Morlais Street offers a peaceful yet well-connected location. With fantastic potential to reconfigure and create your dream home, this property is perfect for a variety of buyers, from growing families to those seeking a spacious period home with room to personalise.

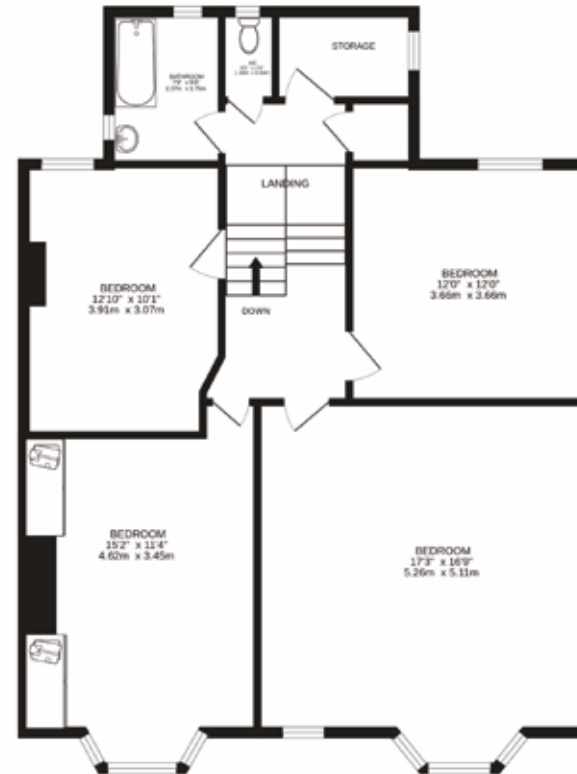
****Contact Fine & Country Cardiff to arrange a viewing and discover all that this wonderful home has to offer.****



GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	82 E	
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: G



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Fine & Country
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ
Tel: +44 (0)2921 690690 | cardiff@fineandcountry.com

