



18 Queen Anne Square  
Cardiff, CF10 3ED

Watts  
& Morgan







# 18 Queen Anne Square

Cardiff, CF10 3ED

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**£1,200,000 Freehold**

6 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A rare opportunity to purchase a Georgian style, six bedroom detached family home situated on an exclusive tree lined square. This unique development, designed by the architect Howard Williams and overseen by the Marquis of Bute, was built in the 1930's and modelled on Thomas Jefferson's University of Virginia. Conveniently located to local transport links, Cardiff City Centre and the M4 motorway. The accommodation briefly comprises; porch, entrance hallway, lounge, sitting room, open-plan kitchen/living/dining room, utility room and ground floor cloakroom. Primary bedroom with a dressing area, three further double bedrooms, spacious single bedroom, family bathroom and a shower room. The sixth double bedroom is located on the second floor. Externally the property benefits from a driveway providing off-road parking for several vehicles, beautifully landscaped front and rear gardens. EPC rating; 'TBC'.

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## Directions

Cardiff City Centre – 0.5 miles

M4 Motorway – 3.8 miles

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## Summary of Accommodation

### Ground Floor

Entered via a composite door into a porch benefitting from stone tile flooring, a large recessed storage cupboard and a uPVC double glazed window to the side elevation. A second glazed wooden door leads into a large welcoming hallway benefitting from continuation of stone tile flooring, picture rails, decorative cornice detailing, decorative wall panelling and a carpeted open staircase leading to the first floor.

The bay fronted sitting room benefits from carpeted flooring, a central feature fireplace, picture rails, decorative cornice detailing, two feature circular stained glass windows to the side elevation and uPVC double glazed windows to the front elevation overlooking the square.

The lounge is a versatile space benefitting from oak wood flooring, picture rails, decorative cornice detailing, a central feature fireplace, bespoke fitted storage shelves and two uPVC double glazed windows to the side elevation.

The open-plan kitchen/dining/living room is the focal point of the home and enjoys solid oak wood flooring, decorative wall panelling, recessed ceiling spotlights, a large uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors providing access to the rear garden. The kitchen showcases a range of tower and base units with quartz work surfaces. Integral appliances to remain include; a 'Bosch' electric oven/grill, a 'Kenwood' dishwasher, a 'Bosch' 4-ring electric hob with an extractor fan over and a 'Lamona' drinks cooler. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from stone tile flooring, a matching quartz splash-back, an under-mounted ceramic sink with a mixer tap over, feature pendant lighting, an island unit with breakfast bar over-hang, two uPVC double glazed windows to the side elevation and a set of uPVC double glazed French doors providing further access to the rear garden.

The utility room has been fitted with a range of base units with laminate wood surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, partially tiled walls, a wall-mounted combi boiler and an obscure uPVC double glazed window to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from stone tile flooring, partially wood panelled walls, a wall-mounted chrome towel radiator and a uPVC double glazed window to the side elevation.



## First Floor

The first floor landing benefits from carpeted flooring, decorative wall panelling, picture rails, decorative cornice detailing, a carpeted staircase leading to the second floor and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying laminate wood flooring, decorative wall panelling and a set of uPVC double glazed French doors with double glazed side panels and a 'Juliette' balcony to the rear elevation. The dressing area has been fitted with a range of fitted wardrobes with laminate work surfaces, recessed ceiling spotlights and a loft hatch providing access to the loft space.

Bedroom two is a spacious double bedroom benefitting from carpeted flooring, picture rails, decorative cornice detailing and a uPVC double glazed window with bespoke fitted shutters to the front elevation.

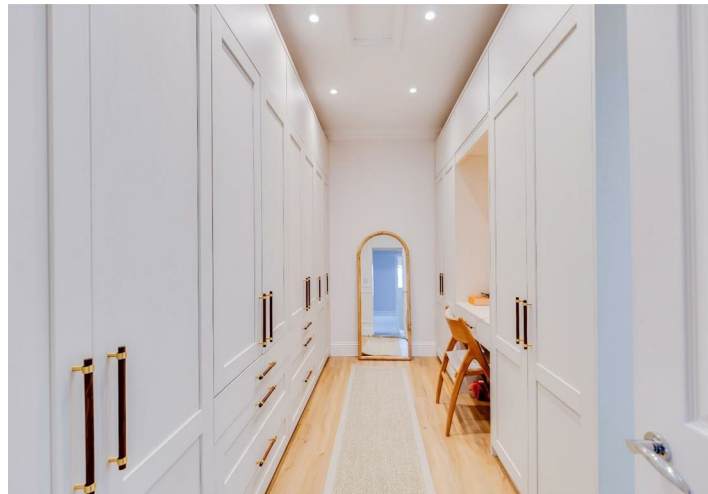
Bedroom three is another double bedroom enjoying carpeted flooring, a central feature fireplace, picture rails, decorative cornice detailing and two uPVC double glazed windows to the side elevation.

Bedroom four is a further double bedroom benefitting from carpeted flooring, a central feature fireplace, picture rails and two uPVC double glazed window to the side and rear elevations.

Bedroom five is a spacious single bedroom and enjoys carpeted flooring, picture rails and two uPVC double glazed windows to the front and side elevations.

The family bathroom has been fitted with a 3-piece white suite comprising; a tile panelled bath with a thermostatic handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from stone tile flooring, tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator and two obscure uPVC double glazed windows to the side elevation.

The shower room has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a pedestal wash hand basin and a WC. The shower room further benefits from tile flooring, tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.







## Second Floor

Bedroom six, located on the second floor, benefits from carpeted flooring, decorative wall panelling and double-glazed roof lights.

## Gardens & Grounds

Queen Anne Square is accessed via two archways onto a private residential community. Number 18 is approached off the road onto a tarmac driveway providing off-road parking for several vehicles.

The front garden is predominantly laid to lawn.

The private and enclosed rear garden is predominately laid with patio tile providing ample space for outdoor entertaining and dining. The rear garden further benefits from an artificially lawned area, raised beds with mature shrubs, borders and trees.

## Additional Information

All mains services connected.

Freehold.

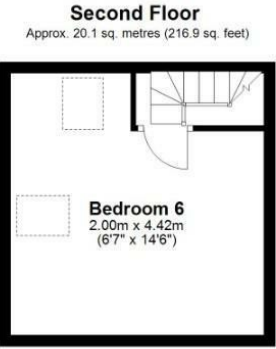
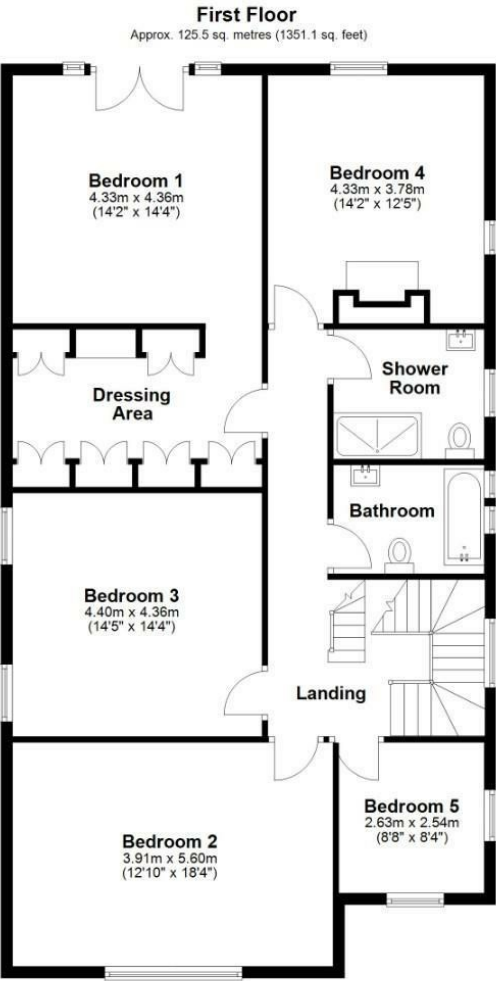
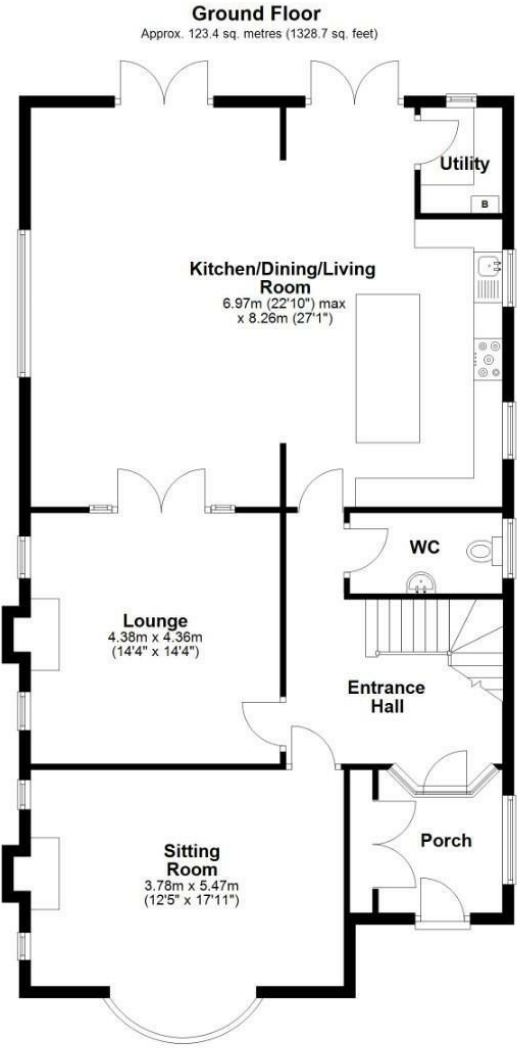
Council tax band 'I'.

We have been reliably informed that the service charge is £500pa.

NB- The property is in a conservation area.

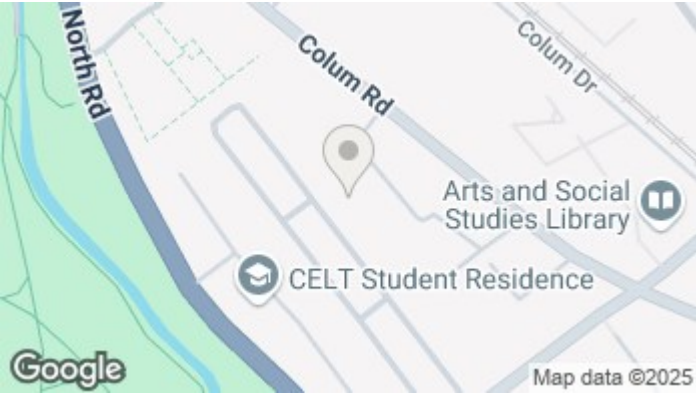






Total area: approx. 269.1 sq. metres (2896.6 sq. feet)

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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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