



15 ST. ANGELA ROAD  
HEATH  
CARDIFF CF14 4DL

ASKING PRICE  
**£450,000**



SEMI-DETACHED HOUSE



**3**



**1**



**2**



**2**

**\*\* NO ONGOING CHAIN \*\*** A family home situated in the sought after Heath area of Cardiff close to The University Hospital of Wales and Heath Park. The property briefly comprises entrance porch, hallway, lounge, dining room, downstairs cloakroom, kitchen, three bedrooms and family bathroom. Gardens to front and rear with driveway and garage.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,087 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are on the door step. The property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

#### ENTRANCE PORCH

Entered via Upvc double glazed doors. Ceramic tiled flooring.

#### ENTRANCE HALLWAY

Entered via Upvc obscure double glazed door with Upvc obscure glazed panels either side and above. Original decorative glazed window to side. Stairs rising to first floor with understairs storage cupboard housing gas and electric meters. radiator. Door to :-

#### CLOAKROOM

Decorative leaded windows to side. Two piece suite comprising corner wash hand basin with tiled splash back and low level wc. Cloak hanging. Extractor fan.

#### LOUNGE

14' 5" into bay x 12' 2" into alcove (4.40m x 3.72m)  
Upvc double glazed bay window to front. Coved ceiling. Radiator.

#### DINING ROOM

13' 6" x 10' 10" into alcove (4.12m x 3.31m)  
Sliding patio doors to rear. Coved ceiling. Radiator.

#### KITCHEN

23' 10" x 7' 4" incorporating base unit (7.28m x 2.26m)  
Extended. Upvc double glazed windows to both sides and rear. Upvc double glazed door to side. Coved ceiling. Ceramic tiled floor. Range of fitted base and wall units with work surface and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in double oven with inset gas hob and extractor fan over. Plumbing for slimline dishwasher and washing machine. Room for fridge freezer. Radiator.

#### FIRST FLOOR

LANDING AREA - Upvc decorative glazed window to side. Access to loft space. Cupboard with shelving housing Baxi gas central heating boiler.

#### BEDROOM ONE

14' 10" into bay x 11' 1" (4.54m x 3.39m)  
Upvc double glazed bay window to front. Coved ceiling. Radiator.

#### BEDROOM TWO

12' 11" x 10' 10" maximum (3.94m x 3.31m)  
Upvc double glazed window to rear. Radiator.

#### BEDROOM THREE

8' 11" x 7' 3" (2.74m x 2.22m)  
Upvc double glazed window to front. Radiator.

#### BATHROOM

7' 6" x 7' 4" (2.30m x 2.24m)  
Upvc double glazed window to rear. Coved ceiling. Extractor fan. Vinyl flooring. Part tiled walls. Three piece suite comprising panelled bath with shower screen and shower over, pedestal wash hand basin and low level wc. Shaver point. Towel rail. Radiator.

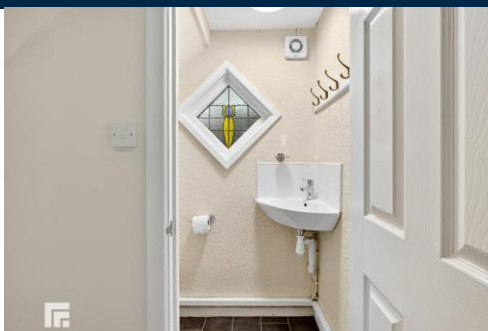
#### OUTSIDE

FRONT GARDEN & SIDE - Accessed via wrought iron gate. Laid to lawn with mature shrubs and flower borders. Apple tree.

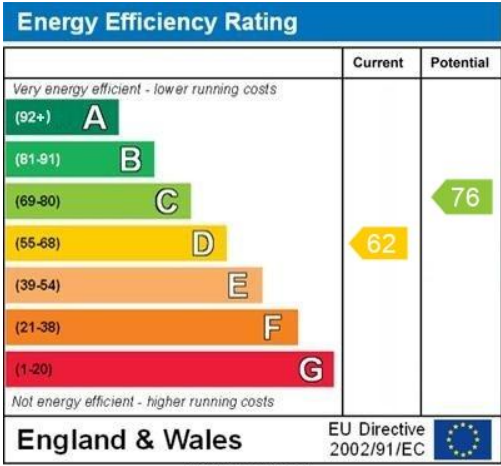
REAR GARDEN - Enclosed. Paved patio area. decorative gravelled area. Crazy paved area. Outside tap. Wooden gate leading to side and front garden. Driveway to side allowing access to detached garage with door to side.



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**BIRCHGROVE** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South  
Glamorgan, CF14 4QG



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