



St. Agatha Road, Cardiff CF14 4EA

welcome to

St. Agatha Road, Cardiff

Well presented attractive four bedroom semi-detached house offering pleasant accommodation & low maintenance garden to rear with several sitting areas. Birchgrove is just around the corner. Brilliant links to Cardiff centre, Heath Park & Roath Park lake are also within walking distance.



Entrance Porch

Double glazed door into entrance porch, partially tiled wall, tiled floor and obscured leaded window, wooden glazed door into hall.

Reception Hall

Engineered oak flooring, radiator, feature stained glass window to side, stairs to first floor, understairs storage, door to lounge, open plan family kitchen, living room, Wc.

Wc

Wash hand basin, wc, tile splash back, double glazed window to side.

Lounge

14' 6" x 12' 3" (4.42m x 3.73m)
Double glazed bay fronted window, engineered oak flooring, TV point, coved ceiling, gas fire, radiator.

Sitting Room

12' 11" x 13' (3.94m x 3.96m)
Double glazed French doors to rear garden, wood burner, coved ceiling and ceramic flooring.

Kitchen & Diner

22' 8" x 7' 1" (6.91m x 2.16m)
Dining area, double glazed window to side, ceramic flooring, radiator. The kitchen is fitted with wall and base units, integral oven, five gas burner, extractor hood, plumbing for washing machine and dishwasher. Double glazed window and French doors to rear, one and an half sink and drainer, tile splash back.

First Floor Landing

Split level landing, double glazed window to side, stairs rising to second floor.

Bedroom One

15' Max x 11' 7" Max (4.57m Max x 3.53m Max)
Double glazed bay fronted window, a range of floor to ceiling fitted wardrobes, radiator.

Bedroom Two

13' x 11' 3" Max (3.96m x 3.43m Max)
Double glazed window to rear, radiator.

Bedroom Three

8' 9" x 7' (2.67m x 2.13m)
Double glazed window to front, Internet connection, radiator.

Family Bathroom

9' 2" x 7' 3" (2.79m x 2.21m)
Walk-in double shower cubicle, wash hand basin, Wc, mostly tiled, double glazed window to rear, heated towel rail.

Second Floor

Double glazed window to side, door to bedroom four.

Bedroom Four

13' 7" Max x 11' 5" (4.14m Max x 3.48m)
Sky light window, radiator, storage into eaves, door to ensuite.

Ensuite

7' 4" x 7' 3" (2.24m x 2.21m)
Shower cubicle, wash hand basin, Wc, tiled floor and partially tiled wall, extractor fan.

Front Garden

Partially enclosed with low level wall, laid to lawn, paved drive for two to three vehicles. Security gate leading to the garage.

Rear Garden

Low maintenance garden enclosed with fencing, sitting area with slate chippings, laid to lawn with a selection of shrubs, slate stone paved patio, raised sitting area with artificial grass. Paved patio, door to garage, security sensor light on PIR.

Garage

16' x 7' 8" (4.88m x 2.34m)
Up and over door, power and light, double glazed window to rear, overhead storage.



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welcome to

St. Agatha Road, Cardiff

- Attractive four bedroom semi-detached home set in this secluded & quiet road in Heath Cardiff.
- Approximately two miles from Cardiff city centre.
- Within four minutes walk to the University Hospital of Wales & Heath Park.
- Separate lounge & excellent size open plan kitchen/diner through to living room.
- Wc to ground floor, family bathroom on the first floor and ensuite shower room to the second floor.

Tenure: Freehold EPC Rating: B

£515,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109048 - 0014

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