

# 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 a 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  $\overline{7}$ ' 8" (4.88m x 2.34m ) Up and over door, power and light, double glazed window to rear, overhead storage.





## 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 Council Tax Band: F

#### offers aver



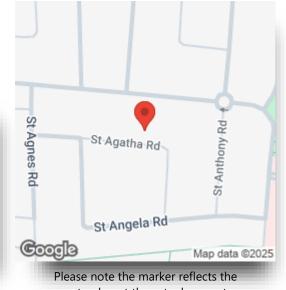


# view this property online allenandharris.co.uk/Property/WTC109048



Property Ref: WTC109048 - 0019 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

allen & harris



029 2069 2626

whitchurch@allenandharris.co.uk

46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk