

# CROFTS DAVIES & CO

*Estate Agency, Lettings and Property Management*

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*259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **24 ST ISAN ROAD, HEATH, CARDIFF CF14 4LX**

Traditional, Semi-Detached, Bay Fronted, Four Bedroom House situated in a pleasant road off Maes-y-Coed Road and Heathway, within easy access to local facilities including a useful range of shops on St Isan Road and more comprehensive amenities available at Thornhill Crossroads. Recreational spaces are close by, including Heath Park with its wide-open space and Roath Park, also within easy reach. Cardiff City centre is approximately three miles distant and can be readily accessed by bus routes on nearby Maes-y-Coed Road or Heathway or by rail from Ty Glas Halt, which is a short walk away. Local schools include Ton Yr Ywen Primary School.

The property is built of brick with rendered elevations under a tiled roof and has the benefit of gas central heating, together with uPVC double glazing to the majority of windows and many original features including timber floors, two fine fireplaces, panelled doors and covings. The property has been extended in the past to incorporate a larger kitchen as well as a rear porch and ground floor wc. Some purchasers may wish to carry out some modernisation, but the house has been well maintained, and is well presented with good size rooms. Set on a good sized, easily maintained plot with a driveway, garage and attractive rear garden with patio areas. Briefly comprising:

Porch, Hall, Lounge, Dining Room, Breakfast Room, Kitchen, Side Porch with w.c. Four Bedrooms, Bathroom/Wet Room, Separate w.c. Driveway and Garage and Rear Garden.

**LARGE FOUR BEDROOM FAMILY HOUSE**

**VIEWING BY APPOINTMENT: NO CHAIN**

**PRICE GUIDE: £474,950**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

**PORCH:** Sliding outer doors. Inner timber door to -

**HALL:** Staircase to first floor with handrail and newel posts, one radiator, stained and leaded window to side, oak timber floor, coving, pendant light and understairs cupboard with hanging rail and light.

**FRONT LOUNGE:(14'4 inc bay x 12'11)** Bay window to front with uPVC double glazing with leaded glass, curtain rail above, one bay radiator under, oak timber floor, coal effect gas fire set on a raised marble hearth with surround to match and mantelpiece over, picture rail, coving and ceiling light.

**DINING ROOM: (12'9 x 11'6)** Double glazed uPVC double doors to rear with leaded glass and windows either side to match, curtain pole above, oak timber floor to match hall, coal effect gas fire set on raised hearth with fireplace place to surround and timber mantelpiece over, coving, ceiling light and opening out to –

**BREAKFAST ROOM: (9'11 x 7'6)** Floor to match Dining Room, two double glazed uPVC windows to side with leaded glass, one radiator, coving and fold-back door to -

**KITCHEN: (22'5 x 7'5)** Double glazed uPVC window to driveway, separate smaller stained and leaded glass window, double glazed uPVC window to side courtyard, sliding uPVC door to rear garden. Range of fitted units comprising, cupboards, drawers and work surfaces, sink unit, room for slot-in cooker, room for washing machine, fridge/freezer and under surface fridge, one radiator, ceramic tiled floor, wall mounted Valiant gas boiler to serve heating and hot water, part wall tiling, coving, two ceiling lights and fully glazed, leaded door to -

**SIDE PORCH:** Tiled floor, uPVC fully glazed door and windows either side to rear courtyard. Ceiling light and door off to –

**GROUND FLOOR W.C.** With low flush w.c. Wash hand basin, uPVC double glazed window to side and ceiling light.

### **FIRST FLOOR**

Window to side with stained and leaded glass, curtain pole above, handrail and newel posts.

**LANDING:** Picture rail, loft hatch, inset ceiling lights and pendant light and stripped panelled doors.

**FRONT BEDROOM ONE: (14'3 inc bay x 11'10)** Bay to front with double glazed uPVC windows with leaded glass, curtain track above, bay radiator under. Tiled grate, picture rail, coving and inset ceiling lighting.

**REAR BEDROOM TWO: (12'10 x 11'8")** Double glazed uPVC window to rear, curtain track above, one radiator under, picture rail, coving, fitted wall lights and ceiling light.

**FRONT BEDROOM THREE: (9' x 7'4)** Double glazed uPVC window to front with leaded glass, curtain track above, one radiator under, over stairs wardrobe and pendant light.

**REAR BEDROOM FOUR: (11' x 7'7)** Double glazed window to rear, one radiator, Picture rail, coving and pendant light. Fully glazed door.

**BATHROOM/WET ROOM: (7'10 x 4'6)** Double glazed uPVC frosted window to side. With 'Retired type' shower, wash hand basin, one radiator, fully tiled walls, built-in airing cupboard with hot water tank and slatted shelving and cupboard above, extractor fan and ceiling light.

**SEPARATE W.C.** Double glazed uPVC frosted window to side, low flush close coupled w.c. half tiled walls and ceiling light.

## **EXTERIOR**

**FRONT DRIVEWAY:** Block paved with inset flower bed, wrought iron gates to front giving access to –

**SINGLE GARAGE: (17'9 x 9'5 )** Built of brick with render to match the house with pitch slated roof. Double timber doors to driveway, pedestrian door to garden and window to rear, power and light.

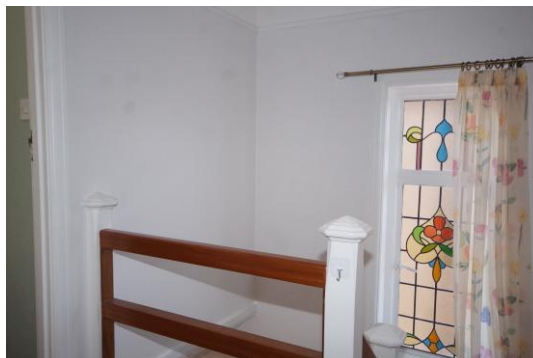
**REAR GARDEN:** Wrought iron gate to driveway and paved patio. Laid lawn, Courtyard to side of kitchen, outside tap, exterior lights, rear patio and extensive range of plants and shrubs. Garden has an approximate length of 40' with a north westerly aspect.

**TENURE:** We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

**Web-site:** Details of this and other properties can be found on our website: [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)

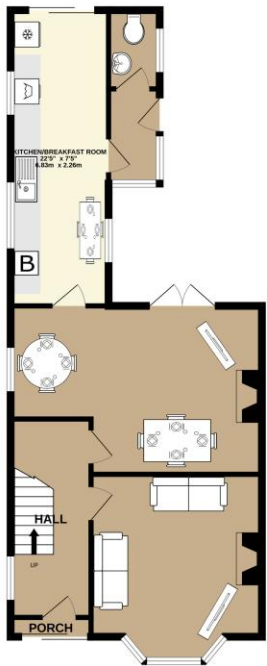






GROUND FLOOR  
693 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 quantity or efficiency can be given.  
Made with Floorplan 1200.