



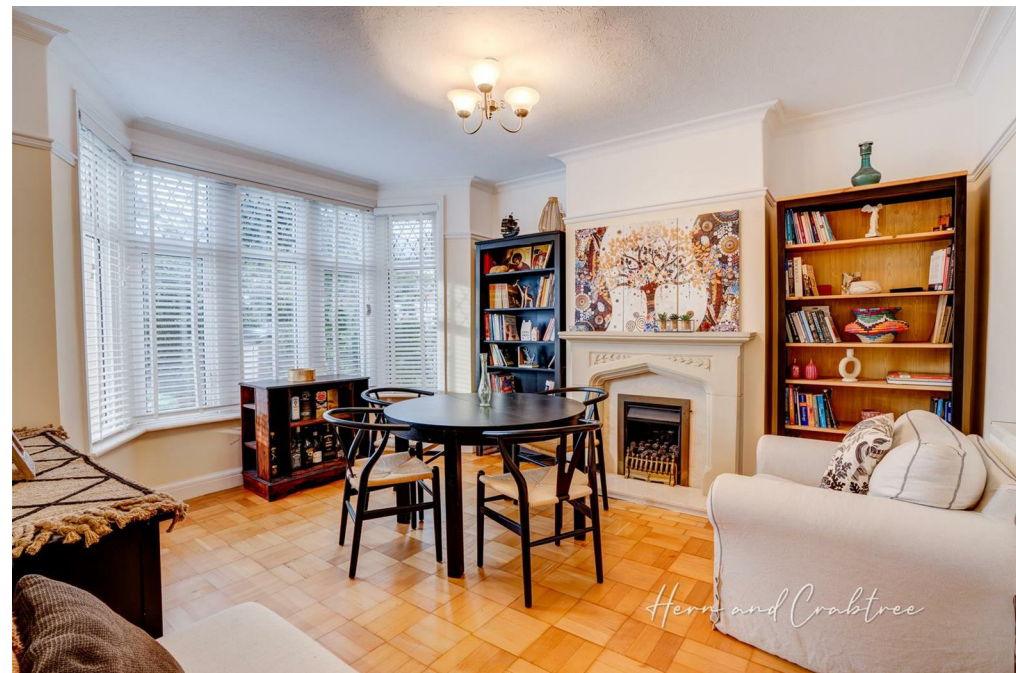
£525,000 Freehold

St. Denis Road | Cardiff | CF14 4NA

Hern &
Crabtree

This beautiful semi detached family home is located in the highly sought after 'Saints' area of Heath, Cardiff. Brilliantly placed close to the immediate amenities of St Isan Road including Post office as well as larger supermarkets on Caerphilly road this is a highly convenient location. Bus links and Heath High and Low Level stations are within walking distance along with the University Hospital of Wales. Walking distance from nursery and GP surgery and for schools Ton-Yr-Ywen Primary School and Ysgol-Y-Wern Welsh Primary School are short distance away along with Llanishen High School, making this a great neighbourhood for families.

The accommodation has been much improved by the current owners including a new boiler and offers an entrance hall, living room, a study, perfect for working from home, sitting/dining room opening to the conservatory, kitchen breakfast room and a shower room. To the first floor there are three double bedrooms, a fourth good sized single bedroom and a family bathroom. The accommodation totals 185 square meters (2000 square feet). The property also benefits from an enclosed rear garden and driveway to the front providing off street parking for at least two vehicles. Viewings of this fantastic property are a must! Viewings can be arranged via our Heath branch.



Entrance

Storm porch to the front with tiled sidings.

Hallway

'L' shaped hallway with obscure window to the side. Two radiators. Tiled flooring. Stairs to the first floor. Storage cupboard. Doors to leading off to:

Living Room 14'7" max x 12'2" max

Double glazed bay window to the front aspect. Wood block flooring. Radiator. Coved ceiling & ceiling rose. Fireplace surround.

Study 6' x 7'6"

Double glazed window to the front aspect. Picture rail. Wood parquet flooring. Radiator.

Sitting Room/Dining Room 14' max x 11'11" max

Double glazed french doors to the rear garden and double glazed windows either side and over. Coved ceiling. Picture rail. Radiator. Wood block flooring. Fireplace surround.

Conservatory 9'11" x 10'8"

Conservatory with PVC roof. Double glazed french doors. Double glazed windows to the side and rear. Tiled flooring. Radiator. French doors leading into the kitchen.

Kitchen 12' x 14'11" expanding to 17'7"

Double glazed window to the rear and double glazed door to the garden. Wall and base units with Quartz worktops over. Twin integrated stainless steel sink with mixer tap. Integrated full length 'Neff' dishwasher. Four ring 'Bosch' induction hob with glass splash back screen and a cooker hood fitted over. 'Bosch' double oven and grill. Tiled flooring. Radiator.

Ground Floor Shower Room 5'5" x 7'10"

Downstairs shower room with a double glazed obscure window to the side. Shower quadrant with a plumbed

shower. WC. Wash hand basin and vanity cupboard. Radiator & heated towel rail. Tiled floor. Part tiled walls.

First Floor

The stairs rise up from the entrance hall with a wooden handrail.

Landing

Banister. Double glazed obscure stained glass window to the side. Wood laminate flooring.

Bedroom One 14'8" x 10'5"

Double glazed bay window to the front. Radiator. Fitted wardrobes. Picture rail. Wood laminate flooring.



Bedroom Two 12'4" x 14'

Double glazed window to the rear. Radiator. Picture rail. Fitted wardrobes. Wood laminate flooring. Airing cupboard housing the 'Baxi' combination boiler.

Bedroom Three 10'8" x 12'1"

Double glazed window to the rear. Wood laminate flooring. Radiator.

Bedroom Four 12'7" max x 8'6" max

Double glazed windows to the front. Wood laminate flooring. Radiator. Picture rail.

Bathroom 9'3" max x 8'7" max

Double glazed obscure window to the side. Four piece bathroom with a shower quadrant with plumbed

shower. Separate tiled in bath with central mixer tap. Twin wash hand basins with vanity cupboards. Extractor fan. Spotlights. Radiator & heated towel rail. Part tiled walls. Tiled flooring.

Outside

Front

Off street parking driveway for at least two vehicles. Low rise brick wall with a gate. Side gate access.

Rear Garden

Enclosed rear garden which is lawned with a paved patio. Large timber framed storage shed. Mature shrubs to one side.

Additional Information

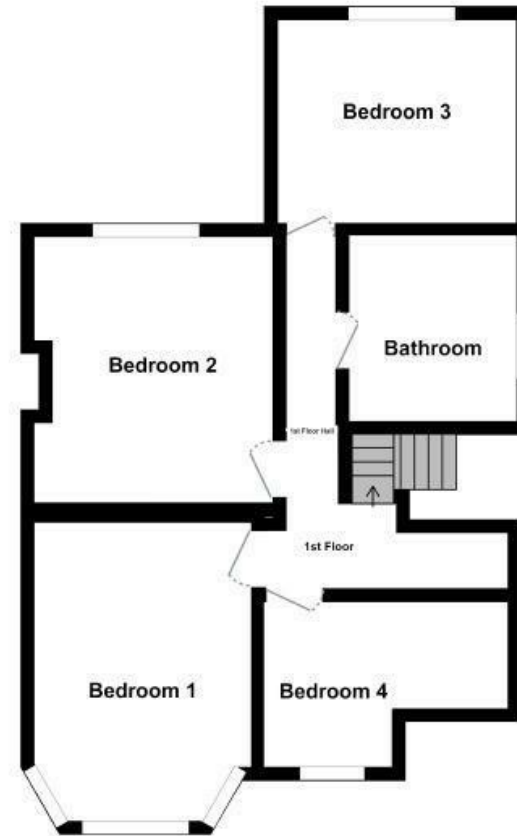
We have been advised by the vendor that the property is Freehold.
Council Tax - F
EPC - C
New boiler October 2023





For illustration purposes only. Not to scale.

Main Floor

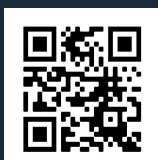
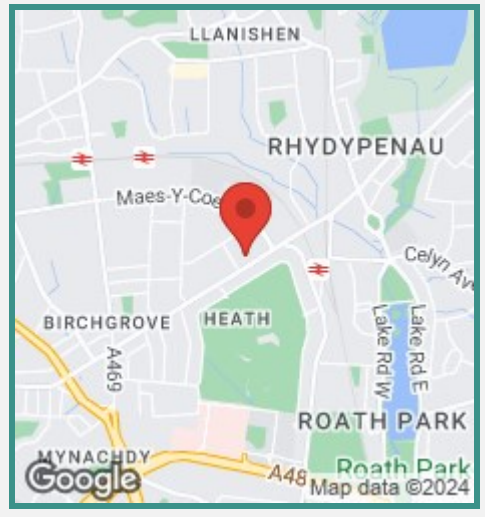
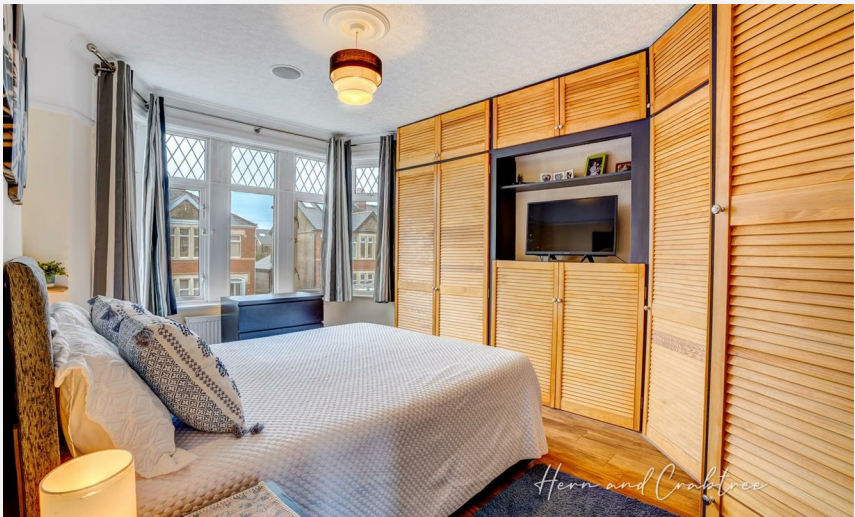


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Upper Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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