



£575,000 Freehold

St. Malo Road | Cardiff | CF14 4HN

Hern &  
Crabtree

Welcome to this stunning semi-detached family home, located in the sought-after Heath area of Cardiff. This convenient location is close to local amenities and just a few minutes walk to Ton-Yr-Ywen Primary School as well as having Heath Park and the University Hospital of Wales nearby.

This property offers an abundance of space and flexible living accommodation. On the ground floor, you'll find an entrance hall, a bright living room, a sitting room, utility, bathroom, an open plan kitchen diner with bi-fold doors out to the garden and an additional family room. On the first floor, there are three double bedrooms - one of which has an en suite and a family bathroom. On the second floor there are two further bedrooms, one with an en suite. The property further benefits from an enclosed rear garden with a workshop/studio space and an off street parking driveway to the front of the property.

If you're looking for a spacious family home in a desirable location, this property is definitely worth viewing. Contact our Heath branch to arrange a viewing.



### Entrance Hall

Entered via double glazed composite door with windows matching to the front and side. Stairs to the first floor, additional window to the side, radiator, wood parquet flooring, under stair storage cupboard, plate rail, radiator.

### Living Room 13'4 x 11'5

Double glazed bay window to the front, wood parquet flooring, cast iron feature fireplace with wooden mantelpiece and slate hearth., chimney breast. Radiator.

### Sitting Room 10'9 x 13'4

Bi-folding glass doors to the kitchen diner, wood parquet flooring, radiator,

cast iron wood burning stove. Coved ceiling.

### Utility Room 6'7 x 10'2

Utility Room interlinks the kitchen, hallway and ground floor bathroom. Wall and base units, plumbing for washing machine, space for tumble dryer, wood parquet flooring.

### Bathroom 9'9 x 6'7

Double glazed obscured window to the front, spa bath with central mixer, WC, wash hand basin. Wet room style shower with glass screen and plumbed shower, heated towel rail, shaver point, part tiled walls, vinyl floor, extractor.

### Kitchen Diner 25'9 max x 21'8

From utility room and/or sitting room is the open plan, L-shaped kitchen diner. A set of bi-fold doors lead out to the garden from the kitchen. Two skylight windows and additional window. Further set of bi-fold doors to the garden from the dining area. Door leading through to a family room. Kitchen has a set of bi-fold doors interlinking to the sitting room. Vertical radiator, traditional radiator, 'Amtico' flooring set in a parquet style. Kitchen has a range of wall and base units with work tops over, integrated double oven and grill, five ring gas hob with cooker hood over, splash back. Pull out pan drawers, integrated fridge

freezer, stainless steel sink. Space for a slimline dishwasher.

### Family Room 16'4 x 8'5

Double glazed window to the side, skylight window, cast iron wood burning stove, radiator. matching flooring to the kitchen.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Banister, stairs to the second floor, vertical radiator, double glazed obscured stained glass window to the side.



**Bedroom One 12'5 x 12'10 max**

Double glazed window to the rear, radiator, wood laminate flooring, door to en suite. Fitted sliding mirrored wardrobes.

**En suite 8'4 x 2'10**

WC, wash hand basin, shower with plumbed shower, shaver point, heated towel rail.

**Bedroom Two 8'4 x 13'5**

Two double glazed windows to the rear, vertical radiator.

**Bedroom Three 13'0 max x 12'5 max**

Double glazed windows to the front, wood laminate flooring, radiator.

**Bathroom 6'4 x 5'4**

Double glazed window to the front, half bath with shower off the mixer, WC, wash hand basin with vanity cupboard, radiator, part tiled wall.

**Second Floor**

**Landing**

Double glazed window to the side offering light to both the first and second floor.

**Bedroom Four 9'9 x 10'11**

Double glazed window to the rear, radiator, door to en suite. Floor to ceiling height 7'5 at the highest point.

**En suite 8'6 x 4'0**

Shower, WC, wash hand basin,

shaver point, double glazed obscured window to the rear, heated towel rail.

**Bedroom Five 15'1 max x 10'3 max**

Two double glazed windows to the front, radiator. Storage to recess.

**External**

**Front**

Off street parking hardstand for one to two vehicles, low rise wall, outside light.

**Rear Garden**

Enclosed rear garden with paved patio, lawn, vegetable garden, further patio sitting area, outside light. Workshop with power and light. Cold water tap.

**Workshop 6'9 x 9'7**

Power and light.

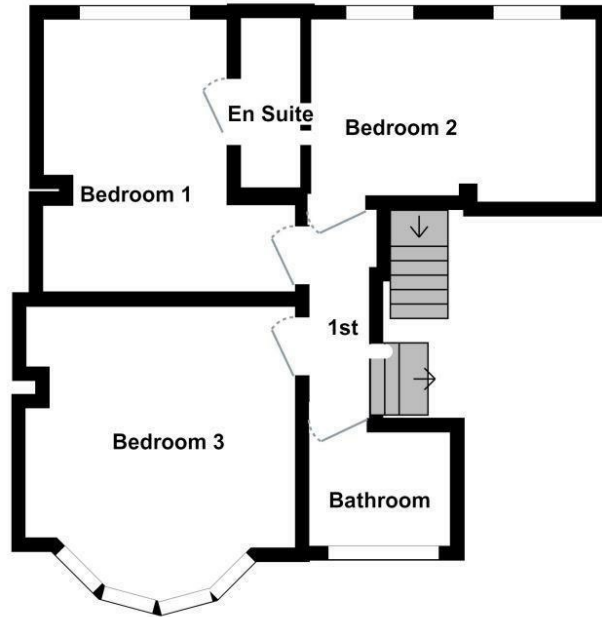
**Additional Information**

We have been advised by the vendor that the property is Freehold.

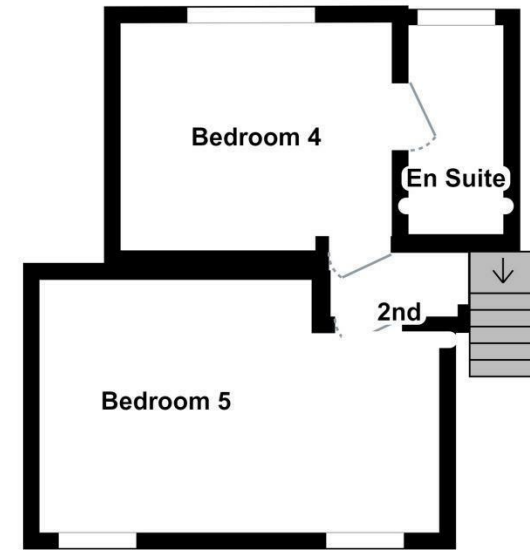




For illustration purposes only. Not to scale.



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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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 70                      | 78        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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