



£440,000 Freehold

St. Gowan Avenue | Cardiff | CF14 4JX

Hern &  
Crabtree

This four bedroom semi detached property is located in the sought after area of the 'Saints' in Heath. Situated close to the amenities of Caerphilly Road, public transport links as well as Heath Park and the University Hospital of Wales this is a fantastic location.

The accommodation briefly comprises an entrance hall, living room, sitting room, kitchen, shower room and a lean to extension to the ground floor. To the first floor there are three bedrooms, a bathroom and additional separate WC. On the second floor is a fourth bedroom and an office. The property also benefits from an enclosed rear garden and a driveway to the front providing off street parking for several vehicles. This property offers the opportunity to put your own stamp on a fantastic family home. Viewings are highly recommended and can be arranged via our Heath branch.



### Entrance Hall

Entered via a stained glass door to the side with stained glass window to the front with secondary glazing. Coved ceiling, plate rail, stairs to the first floor, radiator.

### Living Room 14'1 max x 12'0

Double glazed bay window to the front, coved ceiling, picture rail, gas fireplace, radiator.

### Sitting Room 14'11 x 10'3

Double glazed sliding patio doors to the garden, radiator, fireplace, picture rail.

### Kitchen 18'5 x 6'5

Double glazed part obscured window to the side, further double glazed window, door leading out to the rear garden. Kitchen laid with mainly base units with work tops over, plumbing for washing machine, space for fridge freezer. Integrated fridge freezer, integrated oven, integrated four ring gas hob. Integrated stainless steel twin sink. Space for breakfast table, fitted welsh dresser.

### Shower Room 6'8 x 6'11

WC, walk in shower, wash hand basin, vinyl flooring. Door to a rear lean to extension.

### Lean to Extension 6'7 x 5'3

PVC roof, double glazed door, power.

### First Floor

Stairs rise up from the entrance hall with wooden hand rail and box banister.

### Landing

Double glazed obscured window to the side. Doorway to the first floor landing. Stairs leading up to the second floor.

### Bedroom One 14'11 max x 10'3 max

Double glazed bay window to the front, radiator, fitted wardrobes, picture rail. Feature fireplace.

### Bedroom Two 10'2 max x 11'2 max

Double glazed window to the rear, feature fireplace.

### Bedroom Three 11'2 x 6'10

Double glazed window to the front, picture rail, stainless steel wash basin, cabinets.

### Bathroom 6'9 x 6'4

Double glazed obscured window to the side, bath, wash hand basin, WC, 'Worcester' gas combination boiler, radiator.

### WC

Separate WC, window to the side.

### Second Floor

Split level landing area.



#### **Bedroom Four 12'7 max x 9'4**

Double glazed windows to the front, radiator. Partial restricted headroom.

#### **Office 5'11 x 8'9 max**

Double glazed window to the rear, radiator. Partial restricted headroom.

#### **External**

##### **Front**

Driveway providing parking for several vehicles, path leading to the garage and rear of the property via gate.

##### **Rear Garden**

Paved patio, mature shrubs, trees and flower borders, garden pond. Timber frame storage shed. Gate leading out to the front. Outside light.

#### **Additional Information**

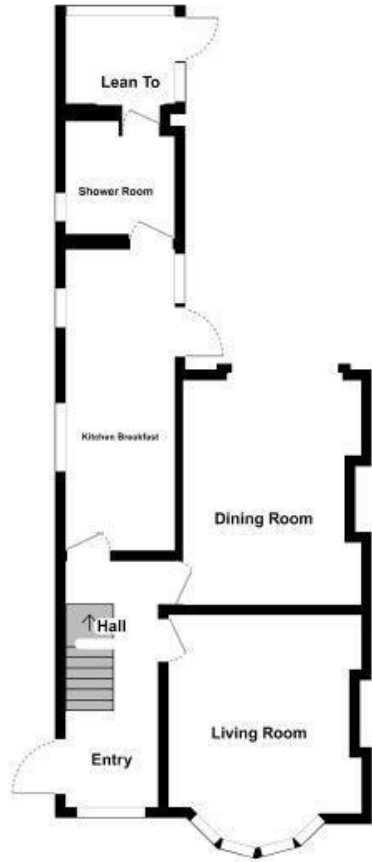
We have been advised by the vendor that the property is freehold.

EPC - D

Council Tax - F

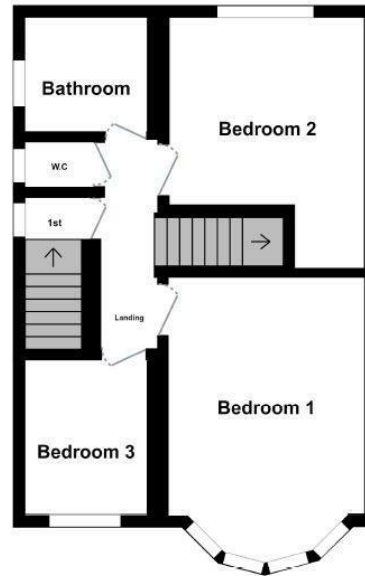




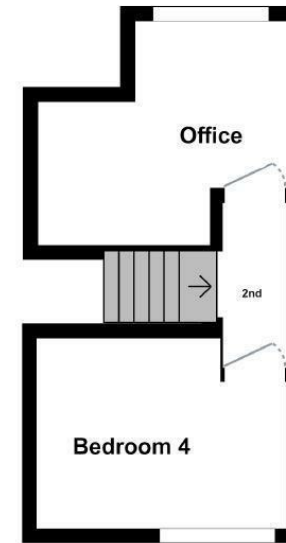


For illustration purposes only. Not to scale.

## Ground Floor



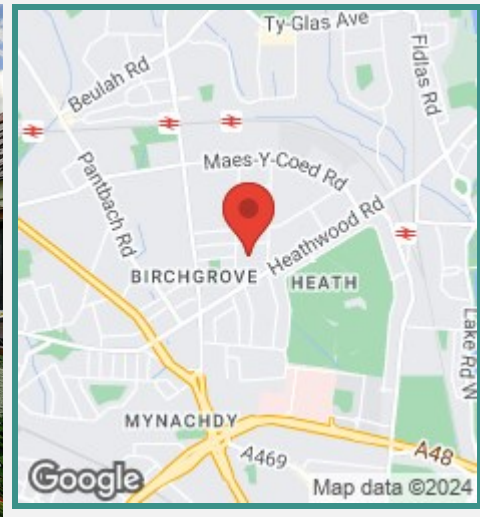
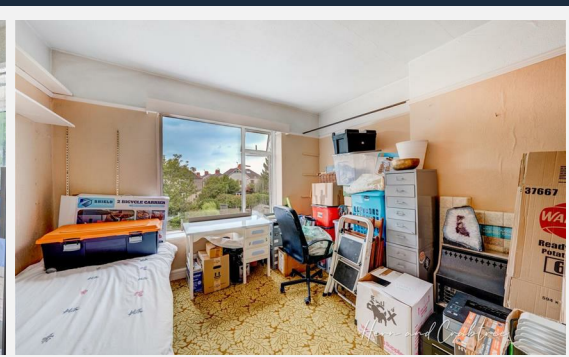
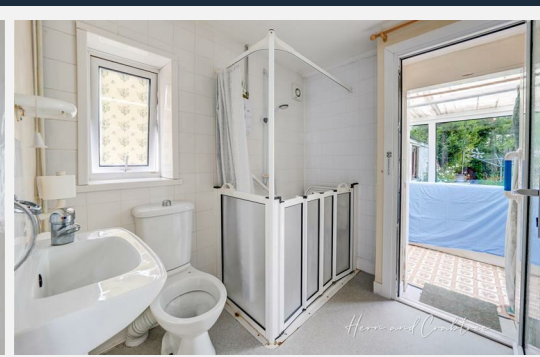
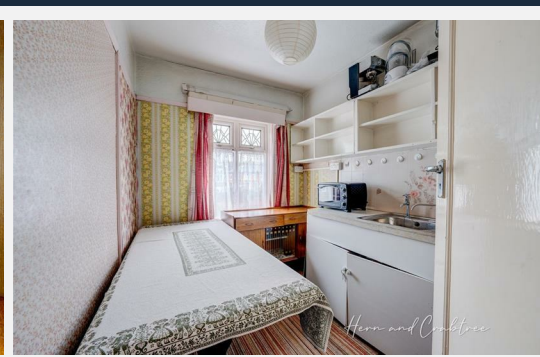
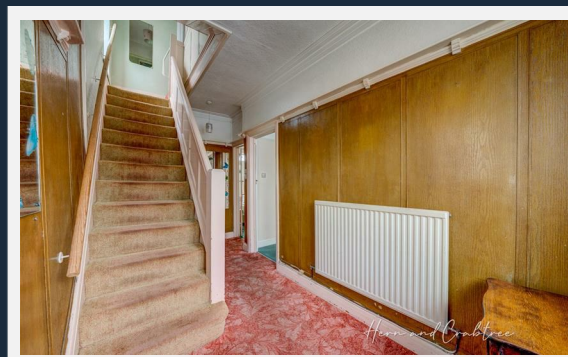
For illustration purposes only. Not to scale.



For illustration purposes only. Not to scale.

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>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>     



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.