



£540,000 Freehold

St. Edwen Gardens | Cardiff | CF14 4LA



Welcome to this stunning five-bedroom semi-detached house located in the sought-after St. Edwen Gardens, Cardiff. One of the highlights of this home is its ideal location within walking distance to Heath Park and the University Hospital of Wales, making it a perfect choice for families or professionals working in the healthcare sector. The property is also within walking distance of a variety of amenities including supermarkets and transport links as well as Tony-Yr-Ywen Primary School.

This beautifully presented family home boasts two reception rooms, perfect for entertaining guests or relaxing with your loved ones. With two bathrooms, including a convenient ground floor shower room, this property offers both comfort and practicality. There are five bedrooms to the first floor. The enclosed rear garden provides a private outdoor space to enjoy some fresh air, while the off-street parking adds convenience to your daily routine.

Whether you're looking for a spacious family home or a property with great rental potential, this house ticks all the boxes. Don't miss out on the opportunity to own a piece of paradise in this desirable area of Cardiff. Book a viewing today and envision the life you could create in this charming home.



Entrance Porch

Entered via a double obscure glazed PVC door to the front with matching windows either side. Porch with double glazed composite door to the hallway.

Hallway

Double glazed stained glass window to the side, stairs to the first floor, wood block flooring, radiator. Additional double obscure glazed window to the side offering further light into the hallway. Doors lead off to:

Lounge 11'11 max x 12'9 max

Double glazed bay window to the front, wood block flooring, radiator.

Open plan kitchen Diner / Sitting Room 20'2 x 24'9 max

Double glazed windows to the side. Sun lantern roof within the sitting area with a set of bi-fold doors leading out to the rear garden. Kitchen offers a selection of wall and base units, central island breakfast bar. Space for a gas range cooker, cooker hood over. Stainless steel sink and drainer. Integrated dishwasher. Two radiators, bamboo wood flooring. Space for an American style fridge freezer. Pull out larder cupboard. Door off the kitchen to utility room.

Utility Room

Plumbing for washing machine, space

for a condensing tumble dryer, double glazed window. Wall unit for storage and work tops. tiled floor. Interconnecting door to shower room.

Shower Room

Double obscure glazed window to the rear, L-shaped room with a shower quadrant recessed, glass door. WC, wash basin, vanity, radiator, part tiled walls, tiled flooring.

First Floor

Stairs rise up from the entrance hall, wooden banister.

Landing

Split level landing, airing cupboard, doors to:

Bedroom One 12'0 x 9'9

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two 10'6 x 12'0

Double glazed window to the rear, radiator.

Bedroom Three 6'9 x 9'0

Double glazed window to the rear, recess for wardrobe, radiator.

Bedroom Four 7'2 x 6'9

Double glazed window to the front, radiator, recess for wardrobe.

Bedroom Five 8'1 max x 7'11 max

Double glazed window to the front, radiator, stairwell.



Bathroom 7'7 x 6'3

Double obscure glazed window to the rear. Bath with plumbed shower over, glass screen. WC, wash basin, light up shaver mirror, shaver point. Tiled walls, extractor fan. Tiled floor, heated towel rail.

External

Garage

Detached single garage, accessed from driveway with door to garden.

Front

Key block off street parking driveway, lawn, low rise concrete wall. Access to garage.

Rear Garden

Enclosed garden with patio, raised flower borders, lawn and mature tree. Detached single garage accessible from garden and driveway. Gate to the side leading out to the front.

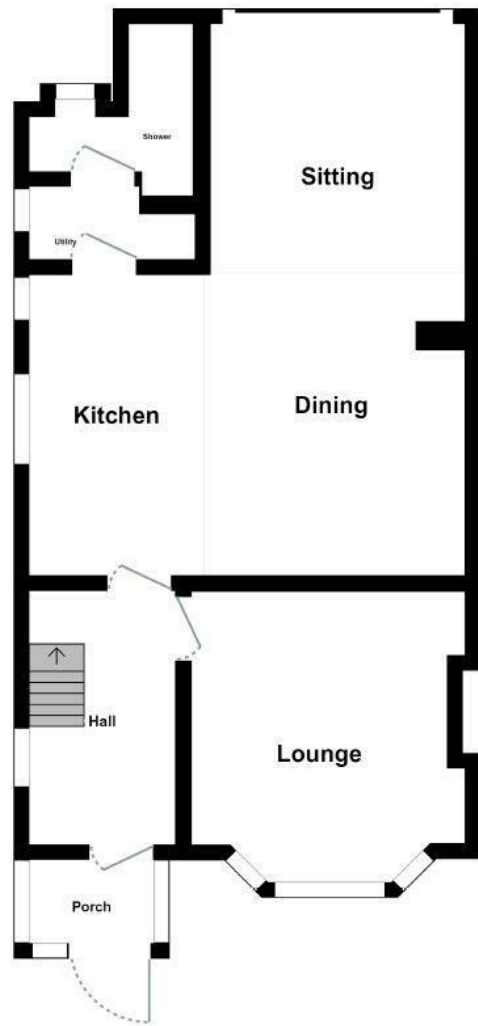
Additional Information

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

EPC - C

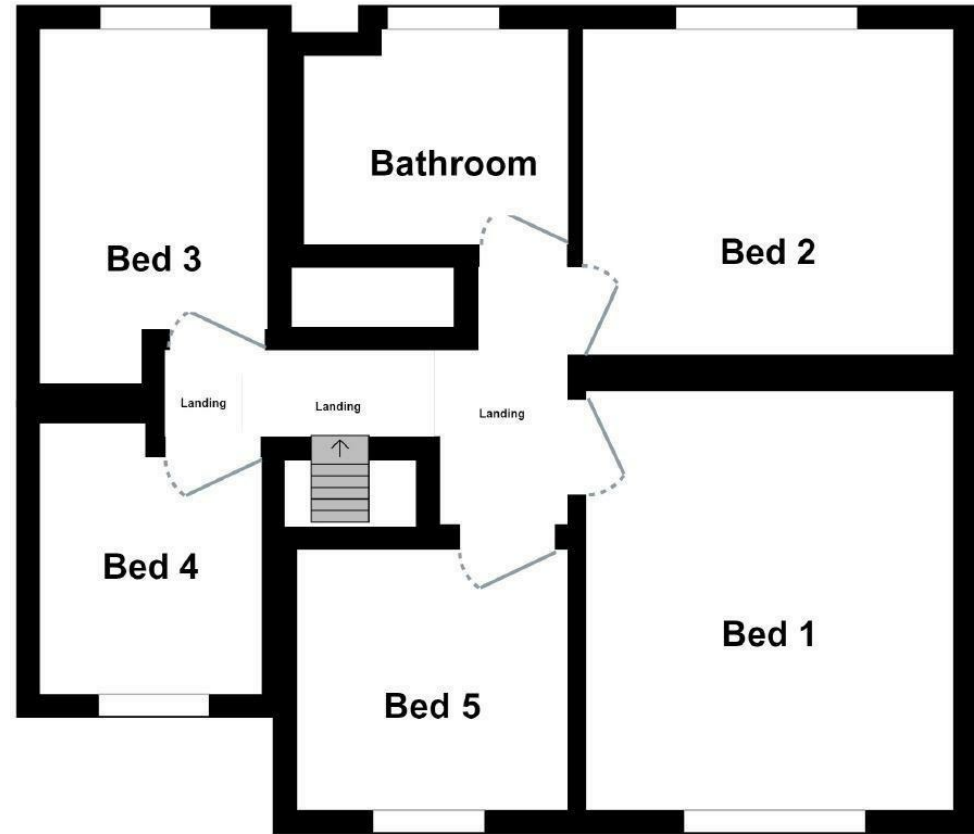
Council Tax Band - F





For illustration purposes only. Not to scale.

Main Floor

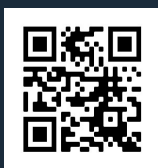


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Upper Floor

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			
(81-91) B			
(69-80) C		71	84
(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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