



£525,000 Freehold

St Brioc Road | Cardiff | CF14 4HJ

Hern & Crabtree
ESTABLISHED 1849

Welcome to this charming semi-detached house located on St. Brioc Road in Cardiff. Situated in a sought-after location, this home is within walking distance to Heath Park and the University Hospital of Wales, making it ideal for healthcare professionals or those looking to be able to enjoy outside space nearby. The property is also close to a range of amenities and supermarkets ensuring convenience along with Ton-Yr-Ywen Primary school.

Stepping inside, you'll be greeted by a home filled with character, thanks to its period features that add a touch of elegance and history. There is a cloakroom, living room and one of the highlights of this property is the extended open plan kitchen diner and sitting room, providing a spacious and versatile area for entertaining guests or simply relaxing with your loved ones. There is also a utility room to the ground floor. To the first floor there are three bedrooms and a family bathroom along with a fourth bedroom to the second floor, making this property perfect for a growing family or those in need of extra space.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.



Entrance

Entered via a double glazed PVC door to the front into porchway.

Hallway

Entered via a traditional wood and stained glass door with matching windows either side and over. Stripped stairs to the first floor. Wood parquet flooring, radiator, under stair cupboard. Door to under stair cloakroom.

Cloakroom

Double obscure glazed window to the side, WC, wash basin, quarry tiled floor.

Living Room 13'4 max x 13'4 max

Double glazed bay window to the front, radiator, cast iron wood burning stove set on a slate hearth. Wood parquet flooring. Picture rail.

Open plan Kitchen Diner / Sitting Room 18'10 x 22'8

Extended to the rear offering a series of skylight windows. Double glazed sliding patio door leading out to the rear garden. Kitchen is laid with wall and base units with complimentary bespoke 'Consentino' quartz work top over. Kitchen continues with an integrated full length dishwasher. Integrated fridge freezer, Belfast ceramic sink with mixer tap. Five ring

'Samsung' gas hob with tiled splash back and cooker hood over. Integrated hide & slide 'Neff' double oven/grill. Integrated combination microwave/oven, pull out larder cupboard. Central island with matching counter top and breakfast bar. Wine cooler fridge. Door to utility. Two radiators, Oak wood flooring. Further cast iron wood burning stove. Double glazed window to the side.

Utility 4'2 x 7'10

Lean to style rear porch utility with PVC roof, double glazed door and windows to the rear. Plumbing for washing machine, modern gas 'Worcester' boiler, door leading out to the garden.

First Floor

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

Landing

Double glazed window to the side, banister, stairs to the second floor. Stripped wooden flooring.

Bedroom One 13'4 x 9'9

Double glazed bay window to the front, fitted wardrobes and shelving. Radiator, stripped wooden flooring.

Bedroom Two 11'10 x 10'6

Double glazed window to the rear, fitted wardrobes. Stripped wooden floor. Radiator.



Bedroom Three 7'9 x 6'9

Double glazed window to the front, stripped wooden floor, radiator.

Family Bathroom 7'7 x 7'0

Double obscure glazed window to the rear. P-shaped bath with plumbed shower over and glass screen. WC, wash basin, tiled floor. Heated towel rail.

Second Floor

Stairs rise up from the first floor landing. Double glazed window to the side.

Landing

Bedroom Four 14'10 x 14'3 max

Double glazed windows to the rear,

radiator, storage to the eaves. Floor to ceiling height 7'5 max.

External

Front

Mature magnolia tree and hedges, lawn, off street parking hardstand. Driveway to the side leading to the garage.

Garage

Detached single garage.

Rear Garden

The back garden is south west facing. Gate leading to the front of the property. Pedestrian access to the garage. Paved patio sitting area. Lawn, mature fruit trees, shrubs and flower borders. Outside light.

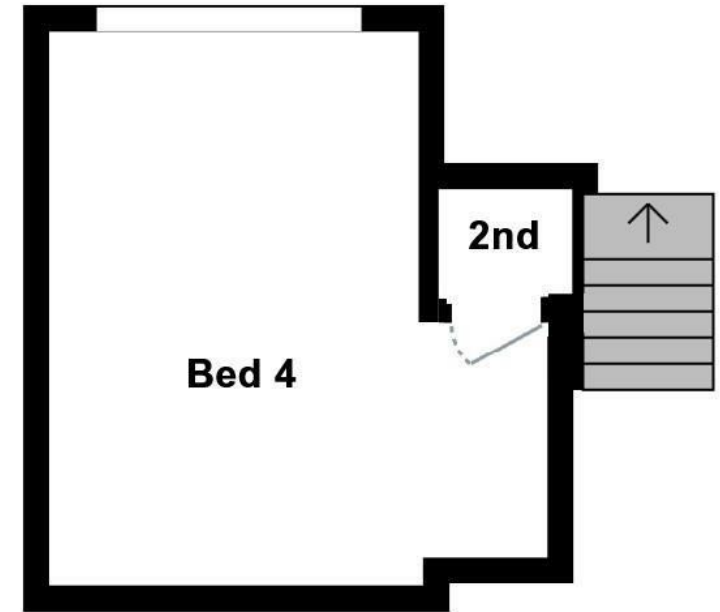
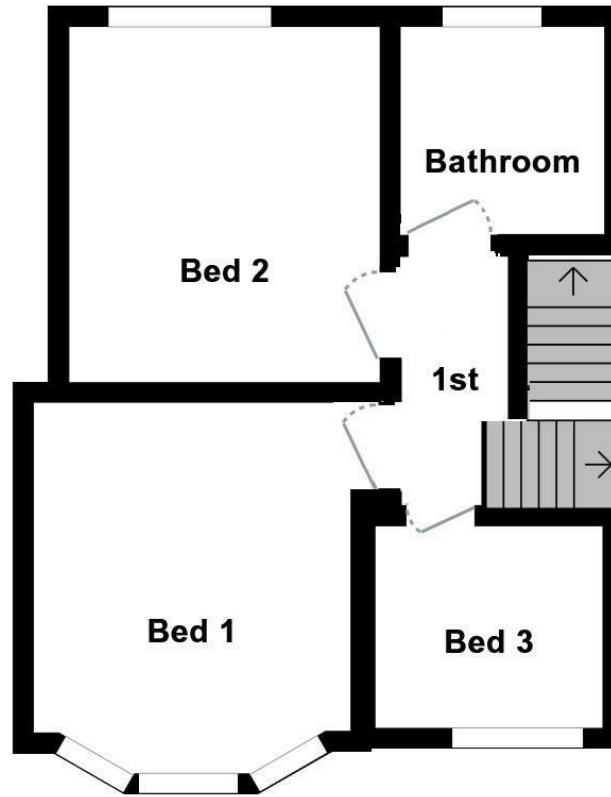
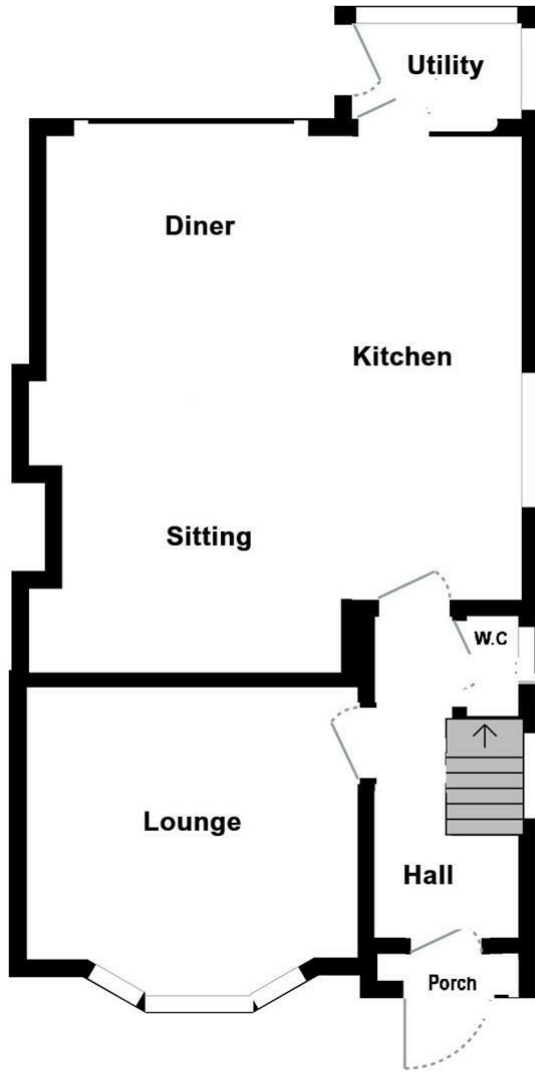
Additional Information

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

EPC - D

Council Tax Band - F



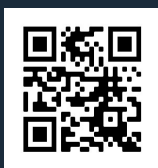
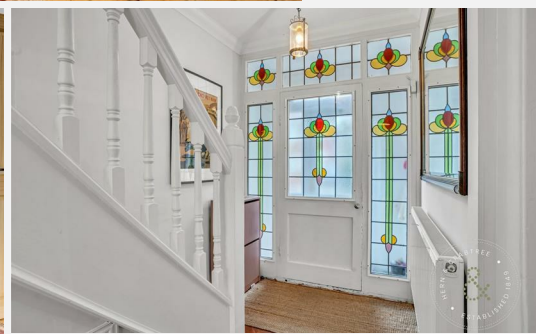
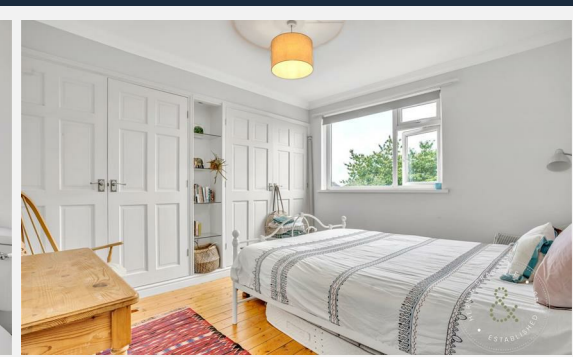
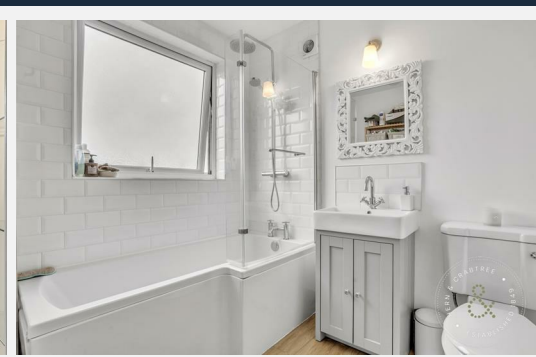
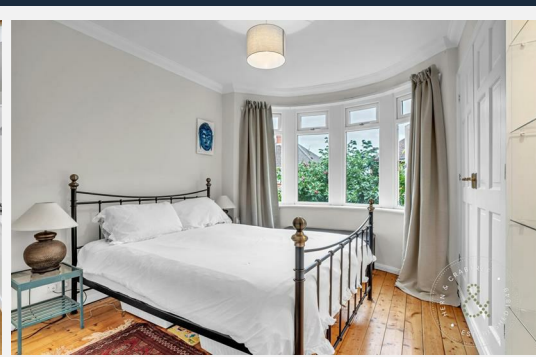
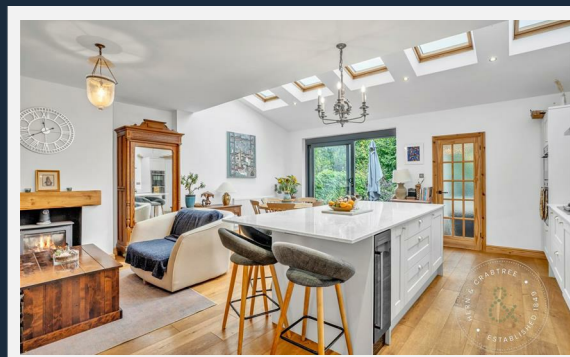


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	76

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.