

St. Anthony Road

CARDIFF, CF14 4DH

GUIDE PRICE £550,000

Hern & Crabtree



St. Anthony Road

Nestled in the desirable 'Saints' area in Heath, this charming semi-detached family home on St. Anthony Road, Cardiff, offers a perfect blend of period features and modern amenities. Dating back to the 1930s, this property boasts period features and is conveniently located within short walking distance to Heath Park and the University Hospital of Wales, this home provides easy access to green spaces and essential amenities.

The beautiful accommodation briefly comprises an entrance hall, living room, open plan kitchen diner/ sitting room, utility space and a convenient shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. There is also an additional loft bedroom, this property provides ample space for comfortable living. One of the highlights of this property is its brand new combination boiler with a generous 12-year guarantee, ensuring warmth and comfort for years to come. The enclosed rear garden, complete with a converted garage that serves as a home office, offers a tranquil retreat perfect for relaxation or working from home.

Whether you're looking to enjoy the period charm, the modern upgrades, or the proximity to key facilities, this semi-detached house presents a wonderful opportunity for a new homeowner to create lasting memories in a sought-after location.

- Semi detached family home
- Sought after location
- Close to amenities
- Home office
- EPC - E (2019)
- Four bedrooms
- Period features
- Close walking distance to Heath Park and UHW
- Family bathroom plus ground floor shower room
- Council Tax Band - F



1426.00 sq ft

Entrance Hall

Composite door with obscure glazed panels into hallway. Parquet flooring, coved ceilings, radiator. Double obscure glazed stained glass window to the side. Stairs to the first floor. Under stair cloak cupboard.

Living Room

14'9 x 11'9
Double glazed bay windows to to the front. Coved ceiling, parquet flooring, radiator. Cast iron fireplace with period original tiled sidings, slate hearth, wooden surround and mantel.

Kitchen Diner / Sitting Room

18'8 x 29'10
Spacious kitchen diner and living area with double glazed patio doors to the rear and skylight, laminate flooring and fireplace. Kitchen has double glazed windows to the side, original restored terrazzo tiled flooring, matching wall and base units with quartz worktops over, integrated four ring 'Neff' induction hob, tiled splash back. Integrated 'Neff' microwave, Integrated 'Neff' oven. Integrated dishwasher. Integrated fridge. Additional wine cooler/drinks fridge. Dining room with coved ceiling, parquet flooring, radiator and cast iron fireplace with wooden surround and slate hearth.

Utility Space

7'9 x 8'11
Slate flooring, loft access hatch, door to the side with double obscure

glazed window. Space and plumbing for washing machine, space for freezer. Radiator. Door to shower room.

Shower Room

7'1 x 6'4
Double obscure glazed window to the rear, heated towel rail. WC, wash basin, double walk in shower with integrated shower, tiled enclosure. Extractor fan, tiled floor.

First Floor

Stairs rise up from the entrance hall with wooden hand rail, obscure glazed stained glass window to the side.

Landing

Stairs to the second floor. Doors to:

Bedroom Two

14'9 x 10'6
Double glazed bay windows to the front. Radiator. Coved ceiling.

Bedroom Three

13'3 x 10'8
Double glazed windows to the rear, radiator. Coved ceiling.

Bedroom Four

8'11 x 7'4
Double glazed window to the front. Coved ceiling.

Bathroom

7'0 x 10'4
Double obscure glazed window to the rear. Tiled walls and flooring. Standing bath with mixer tap, heated towel rail. WC, wash basin, shower enclosure with plumbed shower.

Second Floor

Stairs from the first floor landing with obscure glazed stained glass window to the side.

Bedroom One

19'0 x 12'1
Double glazed windows to the front and rear. Radiator. Built-in storage cupboard to the eaves. Max ceiling height 7'3.

External

Front

Driveway to the side providing parking for two vehicles, low rise brick wall to the front, paving and mature flower bed. EV car charger.

Rear Garden

Converted garage, half storage and half home office. Enclosed rear garden with large lawn, path to the side, paved patio area. Mature shrubs. External cold water tap.

Converted garage

15'7" x 6'4"
Fully insulated converted garage, half storage and half home office.

Home Office

10'1" x 6'4"
Fully insulated home office located in the garage conversion.

Additional Information

We have been advised by the vendor that the property is Freehold. The front door and double glazing have recently been replaced and are under guarantee.
EPC - E (2019)

Council Tax Band - F

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





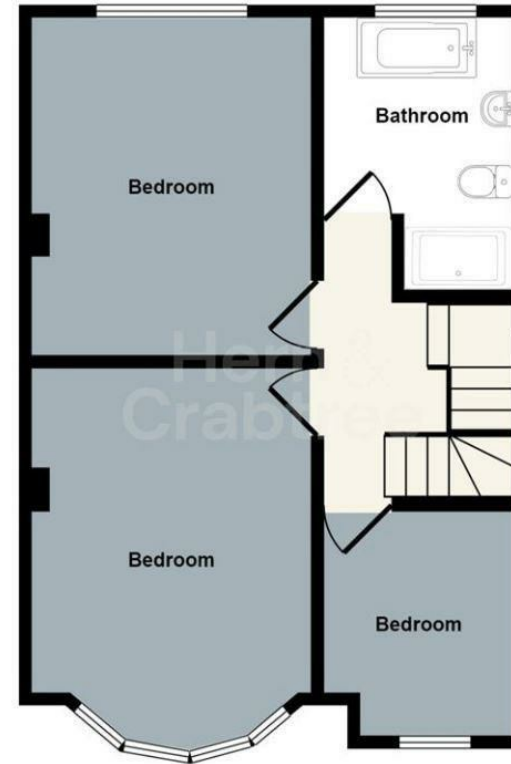




Ground Floor
Approx 65 sq m / 703 sq ft

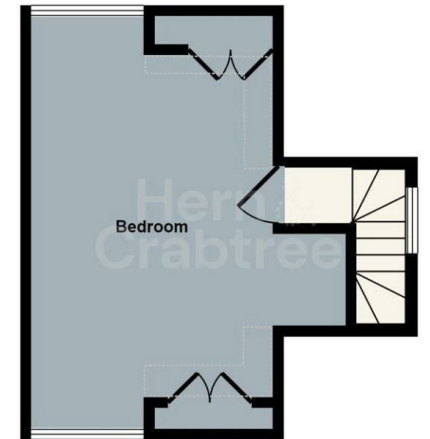
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 45 sq m / 483 sq ft

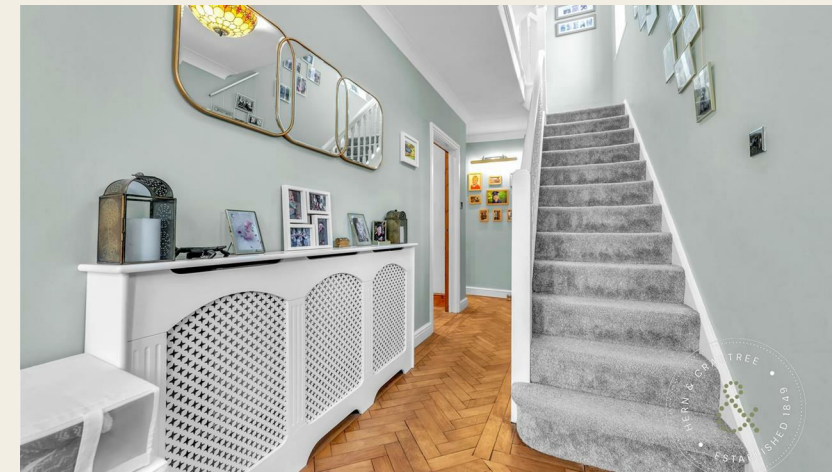
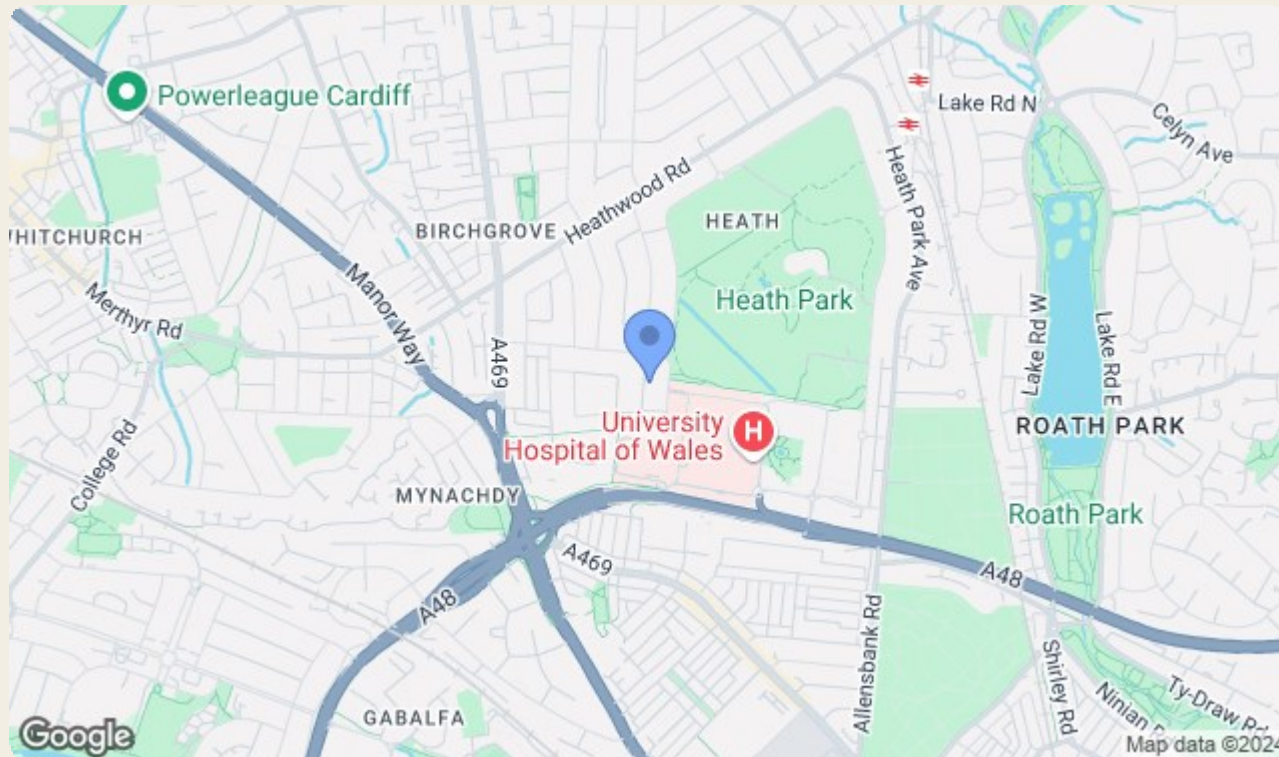
Denotes head height below 1.5m



Second Floor
Approx 22 sq m / 240 sq ft

Denotes head height below 1.5m

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	