

Allensbank Road

HEATH, CARDIFF, CF14 3RB

GUIDE PRICE £750,000

**Hern &
Crabtree**



Allensbank Road

This impressive semi-detached property offers a rare blend of traditional charm and modern versatility, with over 3,100 sq. ft. of living space. Thoughtfully extended, the main house features four bedrooms, while a generous two-bedroom annex seamlessly integrates, making it ideal for multigenerational living or additional rental income. Situated just moments from Heath Hospital and Heath Park, the location is as convenient as it is desirable.

Main Residence

The main house spans three floors and is accessed via steps from the driveway. A welcoming porch leads into the traditional hallway, connecting to a spacious living room, a formal dining room, and a bright kitchen with an extended breakfast area. There is also a cloakroom and access to the annex through a dressing room adjoining the first bedroom. A staircase leads down to a cellar, providing ample storage space. Upstairs, you'll find four well-sized bedrooms and a family bathroom. The landing includes pull-down ladder access to a fully boarded and carpeted loft space with power.

Annex

The annex, with its private entrance from the driveway, is a standout feature of this property. The lower level provides access to the utility room, garage, and workshop, along with routes back to the main house and cellar. The annex itself includes two bedrooms, a bathroom, and a dedicated living room/diner and kitchen on the first floor. This self-contained space offers flexibility for extended family, guests, or potential rental opportunities.

Outdoor Space

The front of the property provides ample off-road parking, while the rear features a beautifully landscaped garden with lush lawns, seating areas, and a detached brick summer house. A lower patio area offers further outdoor entertaining options.

Why This Property?

Lovingly maintained and tastefully presented, this home provides versatile living options, a prime location, and stunning outdoor spaces. It's perfect for families or multigenerational setups.

- Unique semi detached property
- Two-bedroom annex with separate entrance, ideal for extended family
- Convenient location, just moments from Heath Hospital and Heath Park
- Perfect for multigenerational living or flexible living arrangements
- EPC - D
- Four-bedroom main residence with spacious living and dining areas
- Traditional charm combined with modern extensions
- Easy access to local amenities and transport links
- Ample off-road parking and a large landscaped rear garden with a detached summer house
- Council Tax Band - F



3199.00 sq ft

Ground Floor

Entrance Porch

Double obscure glazed french doors with a half moon crescent window over. Wooden glazed door into the entrance hall.

Hallway

Matching glazed windows either side of the door, stairs to the first floor, coved ceiling, ceiling rose. Radiator, wood parquet flooring. Doors lead off to:

Inner Hall

Offers door access to cloakroom, doors with steps down to the lower level cellar and a door to the annex dressing room.

Cloakroom

WC, wash hand basin, tiled walls, radiator. Double obscure glazed window to the side. Electric consumer board.

Living Room

17'0" max x 13'4" max
Accessed off the main entrance hall. Double glazed bay window to the front, ceiling rose, picture rail, radiator. Cast iron feature fireplace. Set of Bi-folding glazed doors interconnect the living room and dining room.

Dining Room

13'10" x 11'10" max
Accessed via the main hallway and the bi-fold doors from the living room. Set of glazed french doors opening out into the breakfast room with glazed windows over providing natural light. Plate rail, radiator. Oak wood flooring. Window opening with fitted blind in between the dining room and kitchen.

Kitchen Breakfast Room

20'9" max x 19'4"
Broken plan L-shaped kitchen breakfast room accessed via the main hallway. Double glazed window to the rear aspect, double glazed window to the side. Wall and base units with complimentary stone work tops over, twin bowl ceramic sink and drainer. Five ring 'De dietrich'

gas hob with a cooker hood fitted over and tiled splash back. Space and plumbing for dishwasher. Breakfast bar, integrated ' De dietrich' oven and grill. Space for a fridge freezer. Interconnecting window to the dining room, radiator, door to a pantry cupboard with a double glazed window to the side, space and plumbing for a washing machine. Squared off archway to breakfast room from the kitchen. Breakfast room has double glazed french doors leading out to the rear garden with windows to the rear aspect along with a double glazed skylight window to the rear aspect, radiator, glazed french doors to the dining room. Oak wood flooring.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister, pull down loft ladder giving access to a loft room. Triangular single glazed window to the side. Doors to:

Bedroom One

16'11" max x 11'10" max
Double glazed bay window to the front, picture rail, vertical radiator.

Bedroom Two

13'10" max x 11'10" max
Double glazed window to the rear, radiator, picture rail.

Bedroom Three

9'3" x 10'1"
Double glazed rear bay window, radiator.

Bedroom Four

8'7" x 8'4"
Double glazed window to the front, radiator, fitted desk.

Family Bathroom

8'10" x 5'5"
Double glazed window to the side, bath with shower off the mixer and glass screen. WC, wash hand basin, mirrored vanity cupboard, heated towel rail. Tiled walls, vinyl floor, concealed 'Vailant' gas combination boiler.

Loft Room

15'3" x 13'8"
Accessed via a wooden bi-folding pull down ladder. Fully boarded and laid to carpet. Double glazed skylight window to the side. Storage into the eaves. Exposed chimney breast. Power and light. Floor to ceiling height: 2.43 max (7'9).

Lower Level & Cellar

Accessed from the inner hall of the main property. Half door to utility room. Cellar with shelving and tiled floor. Space for storage.

Utility Room

12'0" x 6'0"
Glazed door out to the rear garden and patio. Central heating boiler, space for appliances. Interconnecting half doors to the annex entrance hall, to the garage and to the cellar stairwell.

Single Integral Garage

9'8" max x 13'1" max
Interconnecting door from the utility room. PVC french doors opening to the driveway. Door to a rear workshop.

Workshop

9'2" x 12'3"
Double glazed door leading out to the rear garden and lower garden patio. Windows, shelving, interconnecting door to the garage.

ANNEX

Self contained annex interconnecting to the main house. The private annex entrance is situated on the lower level of the property via the driveway. The Annex can also be accessed from the main residence's hallway via an interconnecting door to a dressing room leading onto the annex's bedroom one.

Lower Level Annex Entrance

Entered via a glazed door to the front via the driveway. Stairs leading up to the annex ground floor hall, under stair cupboard, radiator. Half door to utility room.

Annex Ground Floor Hall

Doors to Annex Bedrooms and Bathroom. Stairs to Annex First Floor. Stairs to Annex Lower Level Entrance.

Annex Bedroom One

12'6" x 9'6"
Double glazed windows to the rear and side, radiator, built-in wardrobe, to the dressing room.

Annex Dressing Room

6'0" max x 4'9" max
Situating off annex bedroom one, double glazed window to the rear, interconnecting door to the inner hall leading through to the main house.

Annex Bathroom

6'0" x 6'8"
Door from Annex ground floor hall. Bath with shower over off mixer tap, WC, wash basin, heated towel rail. Part tiled walls, vinyl floor, extractor, mirrored vanity unit.

Annex Bedroom Two

9'6" x 7'2"
Double glazed windows to the front, built-in wardrobe, radiator.

Annex First Floor

Stairs rise from the annex hallway, radiator, door leading through to the annex living room and diner and with a kitchen off the dining room to one side.

Annex Living Room / Diner

20'9" x 8'9"
Double glazed skylight windows to front and rear, double glazed windows to the side. Two radiators, wood parquet flooring.

Annex Kitchen

7'10" x 7'1"
Offset from the dining area. Wall and base units with work tops over, four ring electric hob, integrated oven. 1,5 bowl stainless steel sink and drainer with mixer tap. Double glazed skylight window to the rear, space and plumbing for a slimline dishwasher. Wood parquet flooring.

External

Front

Off street parking key block driveway for several vehicles, brick retaining walls. Steps leading up to a lawned garden with mature trees, well stocked borders, steps to the main entrance. Access to the garage. Access to the entrance on the lower level of the property. Outside lights.

Rear Garden

Lower level key block paved patio with external cold water tap, set of wooden steps with stair lift leading to the main rear garden. The main garden has been landscaped with decking, lawn, mature shrubs, trees and flower borders, brick retaining walls. External power point and light. Can also be accessed via the breakfast room french doors in the main property. Summer House Outbuilding.

Summer House Outbuilding

8'0" x 12'11"

Purpose built brick outbuilding accessed via stable door. Power and light, two skylight windows.

Additional Information

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

EPC - D

Council Tax Band - F

The Annex has a separate central heating system and electric consumer board. It is connected to the main house water supply. There is a separate council tax bill for the Annex in addition to the main house council tax.

Disclaimer

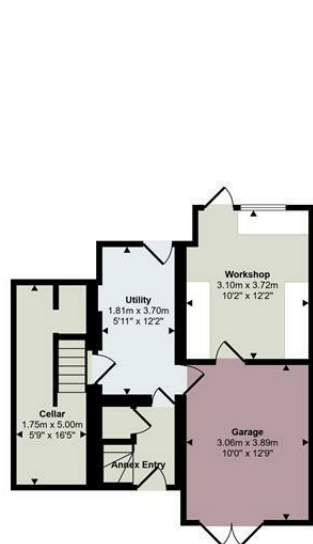
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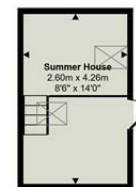
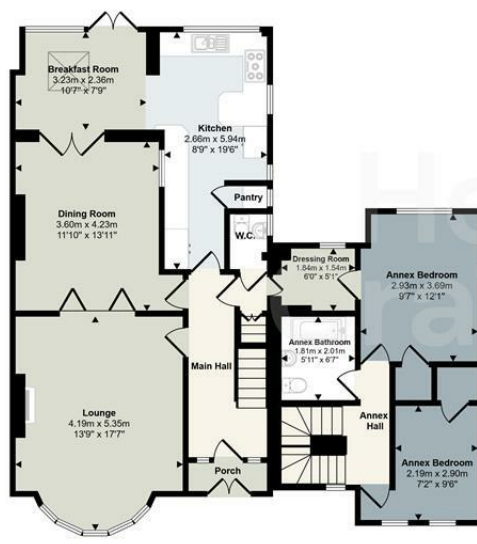




Approx Gross Internal Area
297 sq m / 3199 sq ft

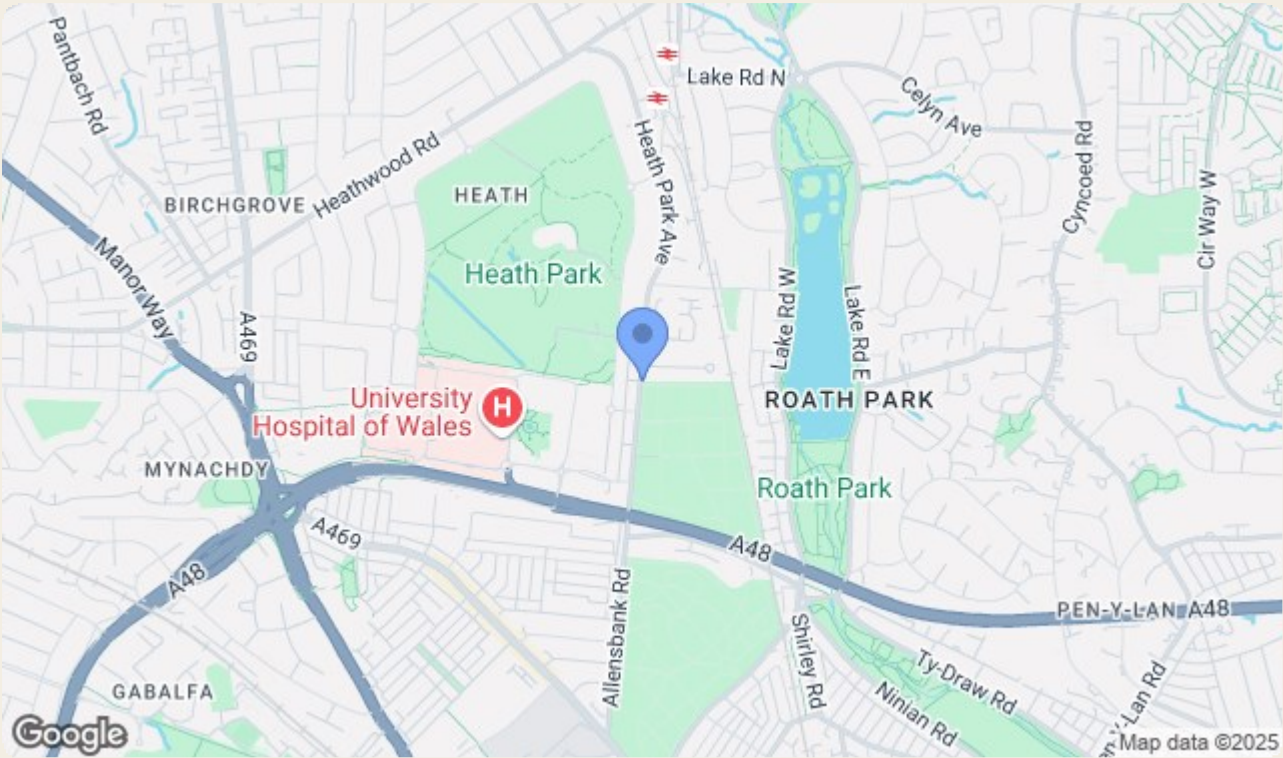


Denotes head height below 1.5m.



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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	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	

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