

St. Agnes Road

HEATH, CARDIFF, CF14 4AP

OFFERS OVER £350,000

Hern &
Crabtree



St. Agnes Road

An Elegant Period Residence in the Heart of the Heath – No Onward Chain. Positioned within the highly desirable 'Saints' enclave of Heath, Cardiff, this distinguished mid-terrace period home presents a rare opportunity to acquire a well-maintained and characterful residence.

Arranged over three floors, the property effortlessly combines timeless charm with practical family living. The ground floor is introduced by a traditional entrance hall, leading to two reception rooms, a fitted kitchen, and a bright conservatory. Just off the kitchen is a separate utility room and a convenient cloakroom further enhance the functionality of the space.

To the first floor, three comfortable bedrooms are served by a shower room, while the second floor reveals two additional bedrooms. There is scope to reconfigure this level, with the potential to merge the fourth and fifth bedrooms into a larger bedroom space.

Externally, the home enjoys both front and rear gardens, a detached single garage, and the rare benefit of a lengthy private driveway—accessed via St Agatha Road.

Additional features include double glazing, a recently installed gas central heating boiler, and the retention of charming period details, offering a blend of character and comfort.

A truly delightful home in an enviable location—viewing is highly recommended.



1776.00 sq ft

Entrance Hall

Storm porch with tiled floor, half tiled wall, into hallway via a double glazed door with windows either side, stairs to the first floor with understairs cupboard housing the meters, radiator, wood block flooring.

Lounge

14'10" max x 10'11" max

Double glazed bay window to the front, radiator, gas fireplace (decommissioned) picture rail, wood parquet flooring.

Dining Room

10'11" x 13'4"

Double glazed French doors to the conservatory, picture rail, radiator, gas fireplace (decommissioned).

Conservatory

9'6" x 26'5"

A double glazed glass roof, double glazed French doors lead to the garden, power and light, tiled floor, door to kitchen.

Kitchen

19'6" x 6'9"

Suspended ceiling with light, wall and base units with worktop over, a four ring Neff electric hob, stainless steel sink and drainer, integrated dishwasher, double oven and grill, space for a fridge freezer, radiators, vinyl floor, door to hall and conservatory and doorway to a utility.

Utility Room

3'11" x 7'6"

Double glazed window to the rear, plumbing for a washing machine and space for further appliances, a new Ideal gas boiler, door to cloakroom, loft access to the rear loft.

Cloakroom

Door from utility, w.c vinyl floor.

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail and boxed bannister, a dogleg staircase, stairs to the second floor.

Bedroom One

14'7" max x 9'10"

Double glazed bay window to the front, radiator, built in wardrobes.

Bedroom Two

13'4" x 9'3"

Double glazed window to the rear, radiator, built in wardrobes.

Bedroom Three

6'10" x 8'5"

Double glazed window to the front, radiator.

Shower Room

7'8" x 7'5"

Double obscure glazed window to the rear, a walk in style shower with plumbed shower, w.c and wash hand basin, airing cupboard housing the hot water cylinder, heated towel rail, shaver point, pvc splashbacks and walls, vinyl flooring.

Second Floor Landing

Stairs rise up from the first floor landing, double glazed skylight window.

Converted approximately 1999.

Bedroom Four

10'1" max to 18'0" x 8'5"

Two double glazed skylight window to the front, radiator, eaves storage. A stud wall partition between four and five but could be opened up to form one room.

Floor to ceiling height is 2.3m max.

Bedroom Five

9'10" x 8'0"

Double glazed skylight window to the rear, radiator, eaves storage.

Outside

Rear Garden

Enclosed garden, paved patio and lawn, garden pond, footings for a greenhouse, outside cold water tap and awning.

Front

Low rise wall to the front, pedestrian gate, paved patio, shrubs.

Garage & Driveway

7'1" meter x 18'6"

Situated at the end of the garden, a single garage has electric roller shutter door to the front, window to side, power and light. The driveway is a two to three car tandem style.

Tenure

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

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

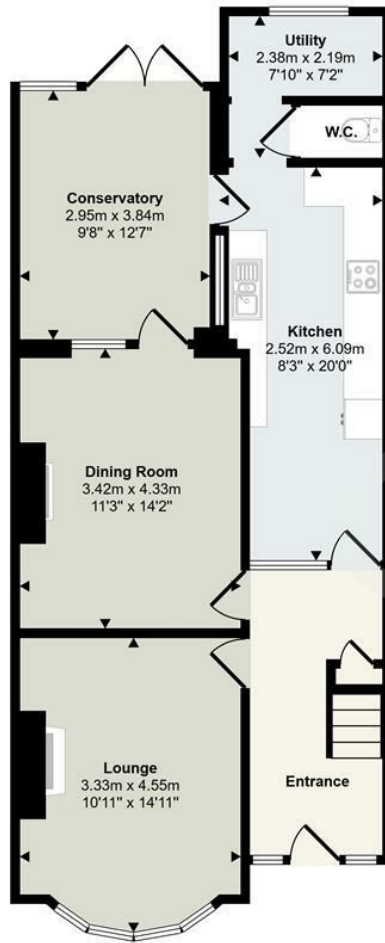
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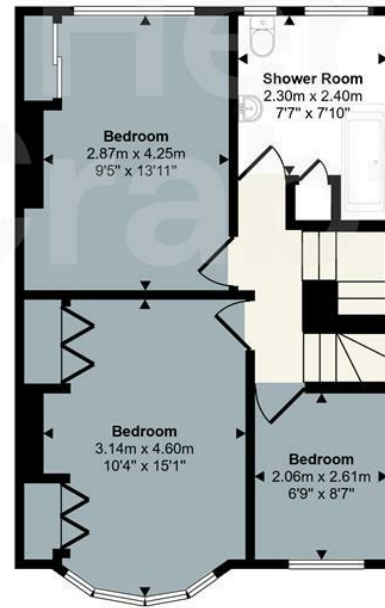
Approx Gross Internal Area
165 sq m / 1776 sq ft

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		
England & Wales		EU Directive 2002/91/EC

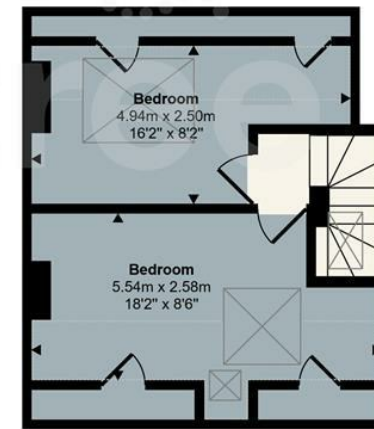


Ground Floor
Approx 72 sq m / 773 sq ft

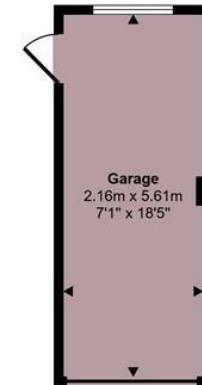
Denotes head height below 1.5m



First Floor
Approx 48 sq m / 515 sq ft



Second Floor
Approx 33 sq m / 358 sq ft



Garage
Approx 12 sq m / 130 sq ft

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.

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



**Hern &
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