

St. Asaph Close

HEATH, CARDIFF, CF14 4LD

GUIDE PRICE £625,000

**Hern &
Crabtree**



St. Asaph Close

NO Chain - Tucked away at the end of a peaceful cul-de-sac in the ever-popular Heath area, this beautifully presented five bedroom semi-detached home offers generous living space across three floors, ideal for growing families or those in need of versatile accommodation. Located just moments from a range of local supermarkets, medical facilities and well-regarded schools, this property enjoys excellent access to both Birchgrove and Llanishen's amenities, as well as nearby public transport links including Heath High and Low Level stations.

The ground floor welcomes you with a stylish entrance hall, WC, a cosy lounge and an impressive open-plan kitchen family room, perfect for entertaining. There's also a separate utility and an additional ground floor shower room. Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom, with stairs leading up to the second floor where two further bedrooms provide excellent flexibility for guest rooms, a study or teenagers' space.

To the rear, an enclosed garden offers a low-maintenance mix of patio and artificial lawn, while a purpose-built garden room with bi-folding doors, power and Wi-Fi offers an exceptional work-from-home or creative studio environment.

The University Hospital of Wales is within easy reach, making the location particularly convenient for medical professionals. With fantastic transport links, local parks and schools nearby, this is a superb home in a desirable and well-connected part of Cardiff.



1496.18 sq ft

Entrance Hall

PVC door to side, stairs to the first floor, storage cupboard under. Door to under stairs WC, radiator, stained glass obscured window to the front. Herringbone style wood parquet flooring, door to family room and door to lounge.

WC

Vanity unit incorporating wash hand basin and storage, close coupled WC, tiled walls, tiled floor, extractor fan, electric consumer unit.

Lounge

13'9 max into bay x 12'0

Coved ceiling, downlights, PVC double glazed bay window to the front with made to measure fitted plantation shutters. Radiator, alcoves with fitted shelving, original Herringbone style parquet flooring.

Kitchen / Family Room

22'6 max x 18'1 max

PVC double glazed window to the side aspect, skylight, double glazed bi-fold doors to the garden. Laminate flooring, two upright radiators, cast iron wood burner with tiled recess and hearth. Fitted kitchen incorporating a range of base and eye level units, 1.5 bowl stainless steel sink with swan neck mixer tap. Integrated dishwasher, two integrated 'Neff' ovens, integral pantry cupboard and fridge freezer. Island unit with power and further storage, quartz work tops, downlights. Five ring gas hob with extractor over.

Utility

Former garage with PVC double glazed window to the rear aspect, PVC door to the side, laminate flooring, space and plumbing for washing machine. Door to shower room.

Shower Room

8'2 x 6'10

PVC double glazed obscured window to the rear, chrome heated towel rail. Luxury suite comprising walk-in shower unit with tiled enclosure, raindrop shower head and separate shower attachment, wall hung vanity unit with wash and basin and storage under, close coupled WC, matching storage unit. Luxury vinyl flooring, tiled walls, downlights and extractor fan.

First Floor Landing

Stained glass obscured double glazed window to the side aspect, fitted carpet and doors to all rooms. Stairs to the second floor.

Bedroom One

13'9 max into bay x 11'11 max

PVC double glazed bow bay window to the front, radiator, fitted carpet, coved ceiling, plantation shutters.

Bedroom Two

13'0 x 11'10 max

PVC double glazed window to the rear, radiator, fitted carpet, coved ceiling.

Bedroom Three

7'6 x 7'0

PVC double glazed window to the front, radiator, fitted carpet, coved ceiling, plantation shutters.

Family Bathroom

8'2 x 6'7

PVC obscured double glazed window to the rear. Four piece suite comprising bath with mixer taps, vanity unit with sink and swan neck mixer taps and storage, chrome heated towel rail, shower cubicle with fitted power shower, tiled enclosure, WC. Tiled walls, downlights and extractor, tiled floor.

Second Floor Landing

Stairs rise up from the first floor landing, Velux style window to the front aspect, obscured double glazed window to the side, fitted carpet, doors to all rooms.

Bedroom Four

12'6 expanding to 17'10 x 9'2

Three Velux style windows to the front aspect with built-in perfect fit blinds, upright radiator, downlighters, fitted carpet.

Bedroom Five

11'5 x 10'4

PVC double glazed window to the rear, radiator, fitted carpet, downlighters.

External

Front

Lawn, flower bed, pressed concrete drive providing ample off road parking for a minimum of three vehicles. Gate access to the rear garden.

Rear Garden

Composite decked raised area enclosed with reinforced glass off the kitchen family room. Patio area, raised flower beds with a variety of shrubs and decorative stones. Outside lighting, artificial lawn, garden room to rear.

Garden Room

21'0 x 13'4

Power, light, bar/dining area, luxury vinyl flooring, bi-fold double glazed doors with perfect fit blinds. Wifi to ethernet cable, integral fridge and wall mounted electric heater.

Shower Room

Accessed via utility, PVC obscured double glazed window to the front aspect. Three piece suite with fitted shower, vanity unit with sink and storage, WC, tiled walls.

Additional Information

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

Council Tax band -

Disclaimer

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