

St. Edwen Gardens

HEATH, CARDIFF, CF14 4JZ

GUIDE PRICE £400,000

Hern &
Crabtree



St. Edwen Gardens

Situated in the highly sought-after Heath area of North Cardiff, St. Edwen Gardens offers a well-proportioned three-bedroom semi-detached home with plenty of potential. Tucked behind a charming front garden with wartime-style railings and mature flower borders, this inviting home blends traditional features with practical family living.

The ground floor provides two separate reception rooms, with the dining room opening directly onto the rear garden via French doors. The kitchen is well-positioned to the rear, enjoying garden access and fitted with a range of storage units and workspace. Upstairs, three bedrooms include two with fitted wardrobes, while the bathroom features a bath with a shower over, WC, wash hand basin and convenient storage housing the Worcester combi boiler.

The generous rear garden is a real highlight, offering a large lawn area bordered by mature shrubs, trees and colourful flower beds. A detached single garage and timber summer house provide additional storage, while the gated driveway offers valuable off-street parking. This is an excellent opportunity for those looking to settle in one of Cardiff's most desirable residential locations.



953.00 sq ft

Entrance Hall

Entered via a double glazed PVC front door with a double glazed obscure window to the side. The entrance hall includes stairs rising to the first floor and a radiator.

Lounge

13'0" max x 11'11" max

The lounge features a double glazed bay window to the front, a gas fireplace, and a radiator.

Dining Room

12'8" max x 11'3" max

At the rear of the property, the dining room offers double glazed French doors opening to the garden, an additional window to the rear, a radiator, and a gas fireplace.

Kitchen

15'0" max x 6'8" max

The kitchen provides a double glazed window to the side, a range of wall and base storage units, gas cooker, stainless steel sink and drainer, radiator and a double glazed door leading out to the rear garden.

Landing

Stairs rise from the entrance hall with a wooden handrail and bannister, double glazed obscure window to the side and loft access.

Bedroom One

13'0" max x 8'10" max

Double glazed bay window to the front, fitted wardrobes and a radiator.

Bedroom Two

12'8" max x 9'1" max

Window to the rear, fitted wardrobes.

Bedroom Three

7'9" max x 7'1" max

Double glazed window to the front.

Bathroom

7'1" max x 6'11" max

Double glazed obscure window to the side, bath with shower over, WC, wash basin, radiator and cupboard housing Worcester gas combi boiler.

Rear Garden

A generous rear garden mainly laid to lawn, with mature shrubs, trees, and flower borders. There is a timber-framed summer house, a lawn area, a detached single garage, an outside water supply, and a side gate providing access.

Front Garden

The front garden includes wartime-style railings with gates, a low-rise brick wall, front lawn and mature flower borders.

Driveway

The property benefits from a driveway to the side offering off-street parking.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating TBC.

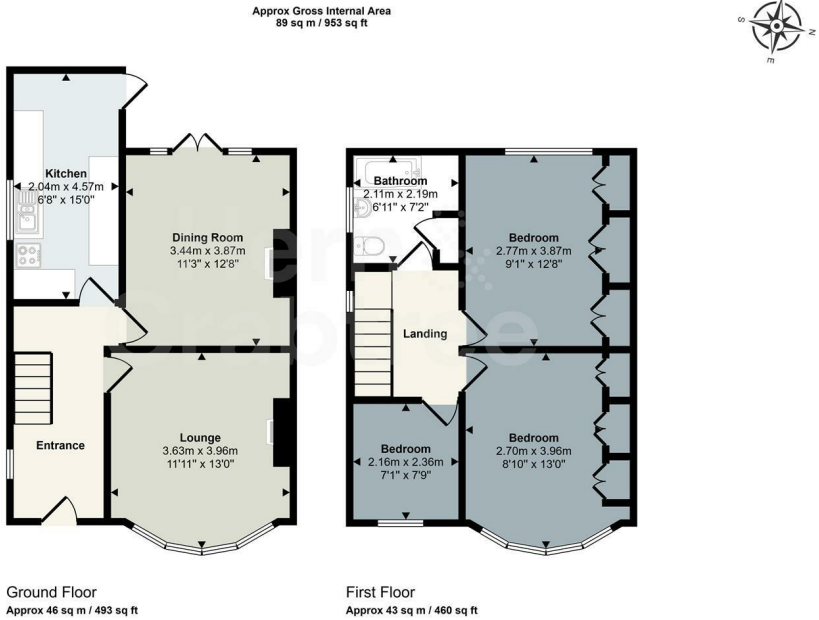
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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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.



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		

