

# St. Gowan Avenue

HEATH, CARDIFF, CF14 4JX

**GUIDE PRICE £550,000**

**Hern &  
Crabtree**



# St. Gowan Avenue

Situated on the sought-after St. Gowan Avenue in Heath, this extended semi-detached home blends period character with generous, well-balanced living spaces. Behind its handsome bay-fronted façade, the property reveals a series of elegant rooms rich in original detail, from parquet flooring and picture rails to ornate fireplaces and leaded glass accents.

The ground floor unfolds with a welcoming hallway leading to two spacious reception rooms, both filled with natural light and warmth from their period features. The kitchen and adjoining utility offer practicality and ample storage, while the conservatory provides a relaxing retreat overlooking the landscaped garden. The ground floor also benefits from a bathroom for added convenience. Upstairs, four well-proportioned bedrooms are complemented by a stylish family bathroom with a freestanding clawfoot bath and walk-in shower, completing this versatile family home.

Outside, the rear garden is thoughtfully designed for easy maintenance, offering paved seating, artificial lawn and mature borders. To the front, a paved driveway provides off-road parking.

The Heath is one of Cardiff's most desirable residential areas, prized for its tree-lined streets, excellent schools and proximity to both Roath Park and Heath Park. St. Gowan Avenue lies within easy reach of local shops, cafés and restaurants along Whitchurch Road, as well as the University Hospital of Wales. The area is well served by bus routes, rail connections from Heath High Level and Low Level stations, and convenient access to the A48 and M4 corridor, making it an ideal location for families and professionals alike.



# 1425.00 sq ft

## Storm Porch

A welcoming entrance with tiled walls and flooring, providing shelter before entering the main hallway.

## Entrance Hallway

Entered via a composite front door with a double-glazed obscure glass panel surrounded by coloured leaded glass. The hallway features a double-glazed window to the side, parquet flooring, coved ceiling, plate shelf and radiator, with stairs rising to the first floor.

## Living Room

A beautifully proportioned bay-fronted reception room with double-glazed bay window to the front, coved ceiling, period detailing and a working wood-burning stove set upon a slate hearth. The room retains a sense of character with parquet flooring and a warm, inviting ambience.

## Second Reception Room

A spacious and light-filled rear reception with double-glazed patio doors opening to the garden, coved ceiling, picture rail, radiator, parquet flooring and an elegant fireplace, ideal as a formal dining room or family sitting area.

## Inner Hallway

Featuring parquet flooring, coved ceiling and picture rail, leading to the ground floor bathroom and utility area.

## Downstairs Bathroom

With a double-glazed obscure window to the front, coved ceiling, tiled flooring, WC, wash basin and radiator.

## Utility Room

A practical space with wall and base units, laminate work surfaces, a round sink, and space for a washing machine and tumble dryer. Double-glazed obscure window to the side, coved ceiling and wall-mounted combination boiler.

## Kitchen

A generous and well-equipped kitchen fitted with a range of wall and base units, laminate work surfaces, and tiled flooring. Features include a five-ring integrated gas hob, integrated oven, grill and microwave, integrated dishwasher and fridge, composite sink and a half with drainer, vertical radiator, and double-glazed patio doors to the side and windows to the side elevation.

## Conservatory

A bright addition to the rear of the property with double-glazed windows on three sides, an obscure double-glazed roof, patio doors opening to the garden, tiled floor and power points.

## First Floor Landing

Accessed via a wooden staircase, with double-glazed obscure window to the side with leaded light detail, coved ceiling, picture rail and wooden flooring.

## Bedroom One

A generous double bedroom with a double-glazed bay window to the front, coved ceiling, picture rail, period fireplace, wooden flooring and radiator.

## Loft Room (via Bedroom One)

Accessed via Bedroom One (front bay room), there is a pull down ladder to a full boarded and recently converted space with power and light and skylight window. An ideal small home office, studio area or an easily accessible storage area.

## Bedroom Two

Double-glazed window to the rear, picture rail, wooden flooring, period fireplace and radiator.

## Bedroom Three

Double-glazed window to the rear, coved ceiling, picture rail, radiator and large built-in wardrobe. Loft hatch to a rear secondary storage space.

## Bedroom Four

A fourth bedroom with double-glazed window to the front, coved ceiling, picture rail, radiator and wooden flooring.

## Family Bathroom

With a double-glazed window to the side, freestanding clawfoot bath, walk-in corner shower enclosure, WC, wash basin, radiator, coved ceiling, wood panelling to waist height, tiled walls and tiled floor.

## Rear Garden

An attractive and well-maintained garden with a paved seating area, artificial lawn, flower borders and wooden fencing on three sides. Includes a timber shed, lockable side gate, and external cold-water tap.

## Front Garden & Driveway

A paved driveway providing off-street parking, with an open frontage to the pavement. There is also space for bin storage and an area finished with slate chippings.

## Disclaimer

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advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

