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19 St. Anthony Road, Heath, Cardiff, CF14 4DF.

£495,000

 **peter  
alan**

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A charming traditional three-bedroom extended semi-detached house, built circa 1950, the front inset with a wide two storey splayed bay, all beneath a pitched roof of interlocking tiles.

This truly stunning fully improved home, fronts quiet and private tree lined St Anthony Road, away from busy passing traffic, yet only a few minute's walk to the University Health Hospital of Wales, and the delightful Heath Park with its large areas of open fields and its Ancient Woodland.

In 2021 the property was extensively improved by the current owners including new stylish PVC double glazed windows, a new Worcester Combi gas boiler, a fully fitted new kitchen with integrated appliances, a stunning new white family bathroom complete with Bath, shower cubicle, wash hand basin, slim line wc and a bidet.

The property benefits a larger block paved private front entrance drive with additional parking provided in the front garden, a level and totally enclosed rear garden, a garage and a secure brick and block built additional attached storage shed. Internally the property has been tastefully maintained and decorated with contemporary colours and new fitted carpets (2021), whilst the property also includes period wood block floors and traditional panel internal doors. Further improvements include a FULL RE-WIRE, a new roof added to the extensions, pitched with roof windows, a new downstairs cloak room with a stylish wite suite, a separate useful utility room, new contemporary Oak glass panelled doors to the ground floor living space, and re-plastered walls and ceilings throughout the well designed and versatile accommodation.

A special feature are the private rear gardens which face a southerly aspect with sun on the back garden from 12.00noon onwards during the summer.

An imposing character house, located within a very popular and conveniently position part of the highly sought after Residential suburb of The Heath.

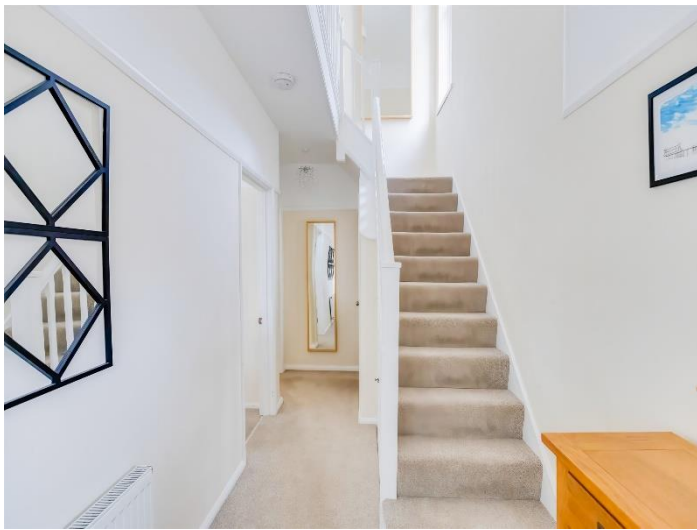
The area is served by two railway stations. Heath Low Level is on the Coryton Line, linking Central and Coryton stations. Heath High Level is on the Rhymney Line, linking Central and Rhymney stations via Llanishen, Lisvane Thornhill and Caerphilly. There are also two further local railway stations located on Caerphilly Road near Lidl and also Maes Y Coed Road behind Tesco's. Cardiff Bus's routes 38 and 39 terminate at the University Hospital of Wales, originating from the City Centre.

The 8 now operates between the City Centre and Grangetown, while the 9/9A operates from the City Centre to IKEA and Cardiff Bay, including the Sports village. Heath Park includes newly upgraded tennis courts, a Pitch and Put golf course, a model railway and glorious open playing Fields.

### Amenities

Local shops within walking distance include a Tesco Store, A Lidl Super Store, a local coffee shop and hairdressers. Also close by off St Isan Road is a Post Office, a General Store, a GP practice, a Dog Groomers, a Florist whilst a little further in the Birchgrove Shopping centre there is a Lloyds Pharmacy, a Principality Building Society, numerous Coffee Shops, restaurants, stores, takeaways, and various Hair Dressers. Also off Maes-y-Coed Road is a Dentist. Only a short walk away is the lovely Heath Park, whilst the Eastern Avenue, the A 470 and the M4 are all within easy driving distance approached from Manor Way. The local high school includes Llanishen which is located off Heol Hir, whilst there are excellent local Welsh schools and the Catholic school Corpus Christie.





### Ground Floor Entrance Porch

Approached via contemporary grey painted double doors leading to a tiled porch with ceiling light.

### Entrance Hall

Approached via a white PVC part panelled double glazed front entrance door inset with leaded lights with double glazed obscure glass side screen windows and upper light windows. Carpeted hallway with spindle balustrade staircase with a useful under stair storage cupboard housing the new modern electric consumer unit/distribution box. Additional large walk-in under stair cloaks hanging cupboard housing a Worcester combi gas boiler and equipped with a radiator and an obscure glass PVC double glazed window to side. Approached from the hall via a contemporary oak part panelled and glass panel door. Radiator, high ceiling with picture rail, shaped sealed double glazed PVC window with pretty bevelled glass with a side drive and street view.

### Front Lounge

14' 10" x 11' 6" (4.52m x 3.51m) Approached from the entrance hall via contemporary oak glass panelled internal door with chrome handles leading to a sizeable front reception room inset with a wide circular bay with replacement PVC double glazed windows with outlooks on to the quiet tree lined frontage road. High coved ceiling with ceiling rose, radiator.

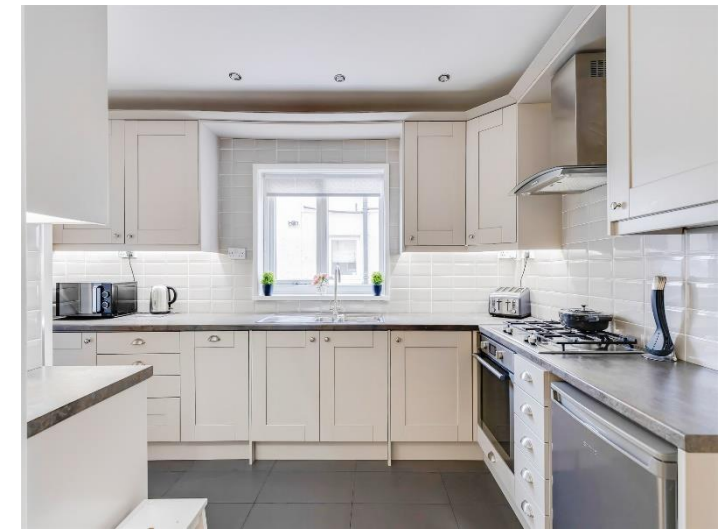


### Lounge And Sitting Room

26' 6" x 11' 10" (8.08m x 3.61m) An extended and well-designed spacious open plan lounge and sitting room narrowing to 10' 8" and approached from the entrance hall via a contemporary oak glass panel door with chrome handles. Inset also with aluminium double glazed sliding patio doors with clear glass and overlooking the enclosed well planned level rear garden. High coved ceiling with multiple spotlights, two large double radiators, square opening leading to.....

### Kitchen

13' 1" x 7' (3.99m x 2.13m) Well fitted along two sides with an extensive range of stylish and contemporary modern panel fronted floor and eye level units in light grey with chrome handles and round nosed laminate patterned worktops, incorporating a stainless steel Franke sink with vegetable cleaner, drainer and mixer taps, integrated four ring Hotpoint stainless steel gas hob beneath a canopy style extractor hood, walls largely finished in retro ceramics, integrated Hotpoint fan assisted electric oven, space for the housing of a low level fridge, tiled flooring throughout, soft closing doors and drawers, white PVC double glazed clear glass window with a side drive aspect, new ceiling with coving and spotlights. Contemporary oak glass panel door leading to....



### Utility Room

5' 7" x 4' 8" (1.70m x 1.42m) Fitted along one side with matching modern round nosed laminate patterned worktops, with housing space for a washing machine, a dishwasher, and a tumble dryer. Radiator, obscure glass PVC double glazed window to side, matching eye level contemporary panel fronted unit, continuous tiled flooring, coved ceiling.

### Downstairs Cloakroom

Modern white suite comprising W.C. and shaped corner wash hand basin wall mounted with a tiled splashback, obscure glass PVC double glazed window to side.

### First Floor Landing

Approached via a carpeted single flight spindle balustrade staircase leading to a half landing and a spindle balustrade main landing, high coved ceiling, replacement PVC double glazed clear glass window to side.

### Master Bedroom One

14' 9" x 10' 10" (4.50m x 3.30m) Approached from the landing via a traditional panel door with chrome handle, leading to a double size master bedroom inset with a wide semi-circular bay with replacement PVC double glazed windows with outlooks on to the quiet tree lined frontage road. High coved ceiling, two alcoves, radiator.





### Bedroom Two

13' x 10' 9" (3.96m x 3.28m) Approached from the first-floor landing via a traditional style panel door with chrome handles leading to a further double size bedroom inset with a workstation and two single wardrobes and matching eye level cupboards, radiator, high coved ceiling, clear glass PVC double glazed window with an elevated outlook across the rear gardens.

### Bedroom Three

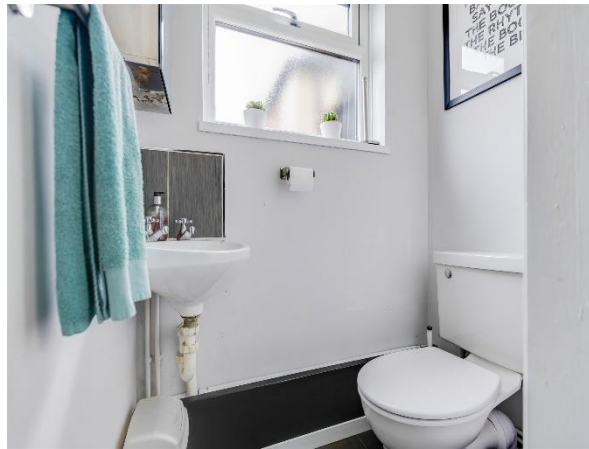
8' 7" x 7' (2.62m x 2.13m) White PVC double glazed clear glass window with outlooks on to the quiet tree lined frontage road, radiator, coved ceiling.

### Family Bathroom

9' x 6' 10" ( 2.74m x 2.08m ) Approached from the landing via a traditional style panel door with chrome handle leading to a stylish and contemporary new white family bathroom suite comprising panel bath with chrome hand grips, chrome mixer taps and pop-up waste, tiled splashback and surround, slimline W.C., bidet with mixer taps and pop-up waste, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste and a tiled splashback, separate shower cubicle with chrome shower unit and wall air ventilator, two ceiling lights, access to roof space, white obscure glass PVC double glazed window to rear, radiator, Rak Ceramics suite.

### Outside Entrance Drive / Front Garden

Fully block paved with additional parking space within the front garden itself whilst the main block paved driveway continues down the side of the property leading to.....



### Garage

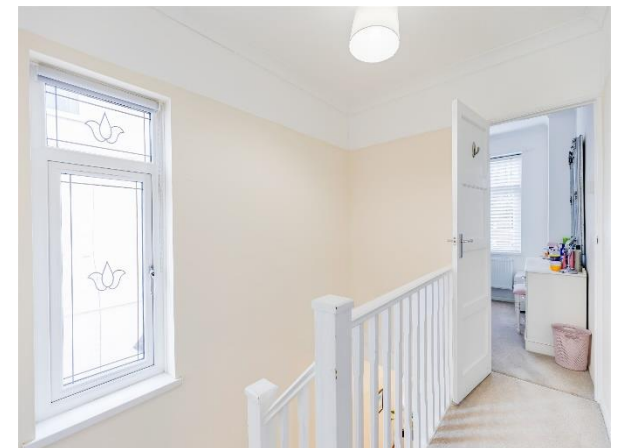
16' x 8' 6" (4.88m x 2.59m) Large single garage brick built with double doors and a concrete interlocking tiled pitched roof equipped with modern PVC courtesy door and clear glass window, electric power and light, outside stylish light. Both the garage and the attached brick-built shed have been fully re-wired with their own separate consumer unit.

### Brick Built Shed

7' 10" x 5' 2" (2.39m x 1.57m) Additional brick built shed measuring attached to the garage with a PVC double glazed door.

### Rear Garden

Well planned level fully enclosed mainly laid to lawn beyond a wide paved patio area with an additional patio positioned behind the garage. The garden is afforded privacy and security by a combination of brick-built boundary walls and timber panel fencing. external double power point.





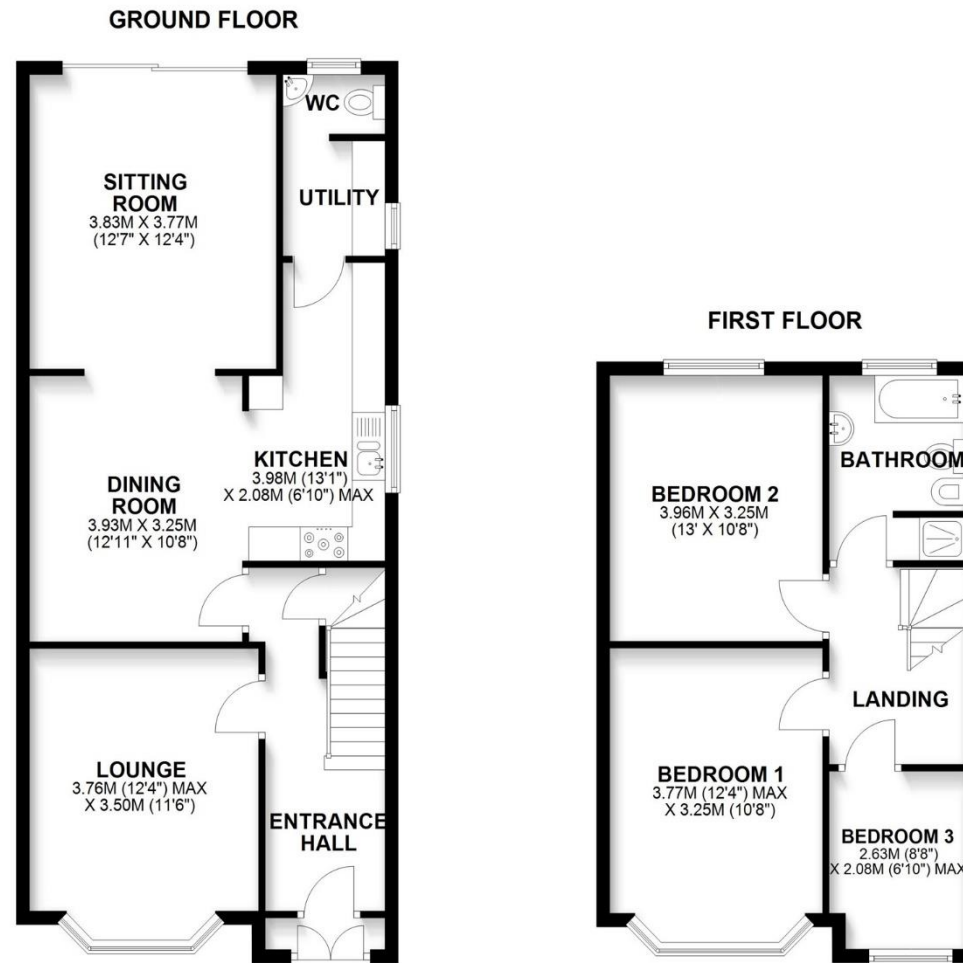






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