



4 2 2

15 St. Ina Road, Heath, Cardiff, CF14 4LS.

£595,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



A greatly extended semi-detached four bedroom double fronted family house, built circa 1920, inset with a two-storey semi-circular bay, and providing 1833 square feet.

This very impressive home occupies a truly delightful position, fronting wide and quiet tree lined St Ina Road, a private residential road, away from busy passing traffic, yet well placed within level walking distance to both Ton-yr-ywen Primary School, a Tesco's, a Lidl, an Aldi and four local railway Stations including Maes Y Coed Road, Caerphilly Road, Heath High Level and Heath Low Level. Also close by is Heath Park and The University Hospital of Wales.

This substantial period home has been modernised and extended to provide a super-sized open plan kitchen, dining room and family room, a generous (29'5 x 2'1'1). The well designed and versatile ground floor living space also includes a charming entrance hall of character with magnificent stained glass leaded windows, a front lounge with a wide semi-circular bay, a separate utility room (16'6 x 6'0), and a downstairs shower room with a moder white suite.

The first floor comprises three bedrooms and a modern white family bathroom (8'3 x 7'0), whilst a custom-made staircase leads to a second-floor attic bedroom originally converted circa 1985. Recent improvements include re-wiring circa 2015, a modern gas heating system with a Worcester Combi boiler (2015), and serviced every year, and replacement PVC sash cord style & standard style windows replaced in 2006.

The property was extended in 2014, a new roof was replaced in 2020, a new composite front entrance door was added in 2023, and charming Log Burner installed in 2015. The family bathroom was installed in 2005, but in 2022, a new shower and sink unit was re-modelled. Outside there is a private double width stencilled concrete entrance drive with modern brick-built side wall with matching pillars approached from St Ina Road via a double width dropped kerb access. The rear gardens are a special feature of the property, beautifully landscaped level and private comprising of a large sandstone full width sun patio L shaped and providing ample space for the housing of patio table and chairs together with additional section areas for further chairs, all afforded maximum privacy by a combination of timber fencing and a mature screen of conifers on one side, partly tree lined and also housing secure storage sheds, outside wall lights and outside power points. A truly spacious well designed and thoughtfully extended family home, in a highly regarded well establish residential road. Must be seen!

Close by are the Heath Park playing fields with its tennis courts, its pitching put, its children's play area and its model railway. Also within a short walking distance is St Isan Road with its mini shopping area, whilst a little further is Birchgrove shopping centre and Rhydyphenau crossroads shopping centre. The property lies within the catchment of Llanishen High School. Several Welsh-medium schools serve the Heath area in Cardiff. Ysgol Gymraeg Bro Edern is a Welsh-medium secondary school located in Llanishen, which is close to the Heath and serves the area. For primary education, Birchgrove Primary School is a Welsh-medium establishment located on Birchgrove Road, which is within the Heath area. Additionally, Fair Oak Primary School, a newly established English-medium school, will also serve the Heath, along with other areas like Cathays, Gabalfa, and Llandaff North.





Ground Floor Entrance Porch Open fronted pillared front porch with terrazzo tiled threshold leading to....

Entrance Hall Charming hallway of character with original wood block herringbone style flooring and a wide carpeted staircase with a spacious under stair recess with useful under stair storage cupboard, approached from the porch via a composite panelled front entrance door with stained glass leaded upper lights and PVC double glazed side screen and upper screen windows also with elegant stained glass leaded lights. Radiator with pretty casement cover, high coved ceiling, picture rail.

Front Lounge 14' x 12' 9" (4.27m x 3.89m) Independently approached from the entrance hall and inset with a semi-circular shaped bay with replacement PVC double glazed sash cord style windows with stained glass leaded upper lights and outlooks on to the quiet tree lined frontage road, pine character fireplace with cast iron grate tiled surround and hearth, high cornice ceiling with ceiling rose, picture rail, shaped bay radiator, oak herringbone style wood block flooring.



Kitchen/Dining/Family Room 29' 5" x 23' 1" (8.97m x 7.04m) Independently approached from the entrance hall with a stained glass leaded internal window, quality fitted kitchen with an extensive range of panel fronted floor and eye level units along two sides together with a large central island unit with oak laminate worktops and dual breakfast bar, wood flooring throughout, range of appliances include a five ring AEG gas hob including wok burner, canopy style extractor hood, integrated fan assisted electric oven with separate grill, integrated Neff dishwasher, soft closing doors and drawers, characteristic handles, tiled walls with a glass splashback behind the gas hob, space for the housing of a large American style fridge freezer, space for the housing of a large dining table and eight chairs, coved ceiling with spotlights and a large velux window providing extra natural light, chrome finished power points and light switches, clear glass PVC double glazed window with a pleasing rear garden view, PVC double glazed bi-folding doors open on to a sandstone sun terrace.

The family room is equipped with a cast iron log burner with pine fire surround and slate hearth, further ornate coved ceiling with plate rail and ceiling rose, all open plan to the kitchen and dining room, and equipped with a radiator and a further elegant stained glass serving hatch window to the hall.



Utility Room 16' 6" x 6' (5.03m x 1.83m) Well fitted along one side with modern white panel fronted floor and eye level units and oak laminate worktops incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, space with plumbing for a washing machine, space for the housing of a tumble dryer, wall mounted Worcester gas combi heating boiler, double radiator, slate tiled flooring, high ceiling with spotlights and velux double glazed window, PVC double glazed outer door and matching side screen window that open on to and overlook the stunning rear gardens. Internal courtesy door that leads into the garage.

Shower Room White suite with tiled walls wet room style shower with chrome shower fittings, rail and curtain over, W.C., pedestal wash hand basin with chrome taps, high ceiling with spotlights, air ventilator and a further velux double glazed window, radiator.

First Floor Landing Approached via a wide carpeted staircase that leads to a main landing with ornate coving, picture rail and ceiling rose.

Bedroom One 14' x 12' 6" (4.27m x 3.81m) Independently approached from the landing via an original pine panel door leading to a double size bedroom inset with a semi-circular shaped bay with replacement PVC double glazed sash cord windows with outlooks on to the quiet tree lined frontage road, shaped bay radiator, extensive range of fitted wardrobes, bedside cabinets each with contemporary panel doors with glass panels.



Bedroom Two 12' 8" x 10' 9" (3.86m x 3.28m)
 Approached independently from the landing via an original traditional pine panel door leading to a further double size bedroom with picture rail, radiator and a replacement PVC double glazed window with a rearward outlook with hillside views in the distance.

Bedroom Three 9' 8" x 6' 9" (2.95m x 2.06m)
 Independently approached from the landing via an original pine panel door leading to a good size third bedroom inset with a replacement PVC double glazed sash cord window with stained glass leaded upper lights, picture rail, radiator.

Family Bathroom 8' 3" x 7' (2.51m x 2.13m)
 Independently approached from the landing via an original pine panel door leading to a remodelled white bathroom suite with tiled walls and tiled flooring comprising large shower cubicle with clear glass shower screen and door with chrome fittings including waterfall fitment and separate hand fitment, slim line W.C., roll top bath with chrome pop-up waste and matching fittings with mixer shower fitment and mixer taps, shaped mounted wash hand basin with chrome mixer taps and built out vanity unit in white, chrome vertical towel rail/radiator, ceiling with spotlights, two replacement PVC patterned glass double glazed windows to rear.



Second Floor Landing Approached via a custom made returning carpeted staircase leading to.....

Bedroom Four 12' 7" x 12' 5" maximum (3.84m x 3.78m maximum)
 Equipped with three sizeable velux double glazed windows, access to eaves roof space.

Outside Front Garden Level and chiefly laid to lawn behind a brick built front wall with decorative railings.

Private Entrance Drive Private double width stencilled concrete entrance drive with modern brick-built side wall with matching pillars approached from St Ina Road via a double width dropped kerb access.

Garage 13' 8" x 8' 8" (4.17m x 2.64m)
 Approached from the utility room via a courtesy door, roller electric fob operated front entrance door approached from the main drive.

Rear Garden Beautifully landscaped level and private comprising of a large sandstone full width sun patio L shaped and providing ample space for the housing of patio table and chairs together with additional section areas for further chairs, all afforded maximum privacy by a combination of timber fencing and a mature screen of conifers on one side, partly tree lined and also housing secure storage sheds, outside wall lights and outside power points.

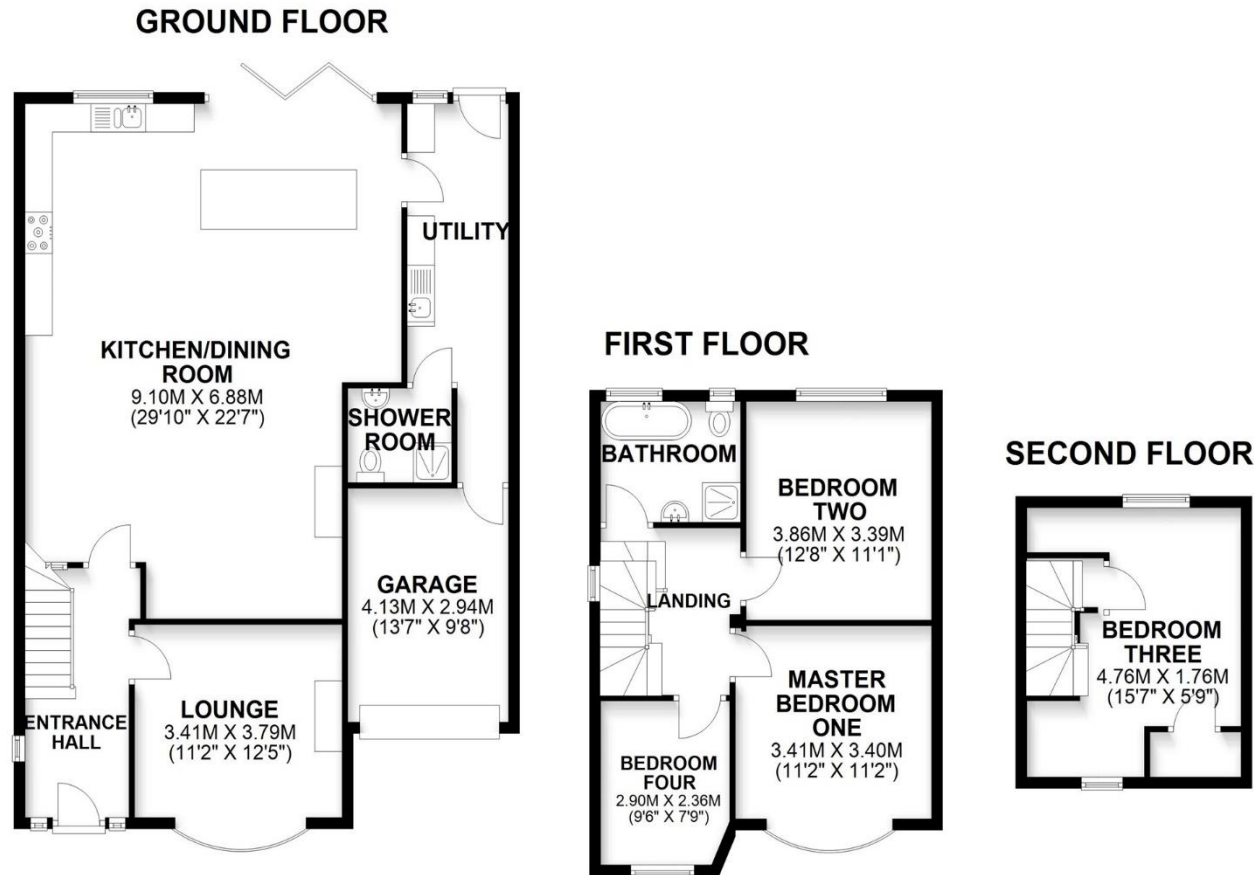






02920 618552

llanishen@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

