

Caerphilly Road

HEATH, CARDIFF, CF14 4NR

GUIDE PRICE £350,000

**Hern &
Crabtree**

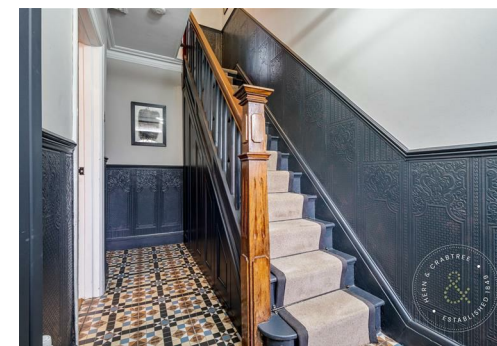
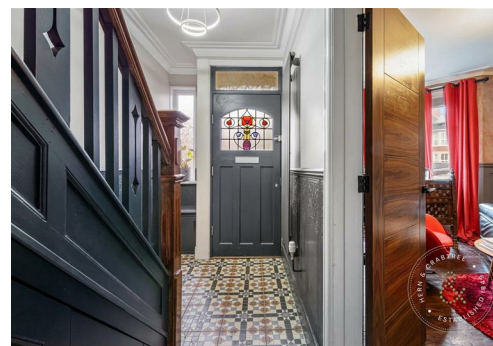


Caerphilly Road

Set within the heart of Cardiff's sought-after Heath district, this handsome end-of-terrace bay-fronted house combines period character with elegant, contemporary living spaces.

Behind its distinctive façade lies a home of refined style where original details such as Arts and Crafts spindles and cast iron fireplaces meet carefully considered updates including a striking open-plan kitchen, dining and sitting room with wood-burning stove and bi-fold doors to the garden. Two generous double bedrooms and a third single bedroom provide flexible accommodation, complemented by a compact and beautifully appointed bathroom.

The property enjoys a prime position on Caerphilly Road, placing it within easy reach of Heath Park and Roath Park, both cherished for their open green spaces and lakeside walks. The University Hospital of Wales is nearby and the area is well served by respected local schools including Ysgol Mynydd Bychan and Cathays High School. Everyday conveniences can be found along Caerphilly Road with its cafés, independent shops and supermarkets, while Cardiff city centre is less than two miles away. Excellent public transport links include nearby bus routes and Heath Low Level and High Level train stations, offering regular services into the city and beyond, with the A48 and M4 providing swift access to the wider region.



1030.00 sq ft

Storm Porch

A welcoming storm porch with tiled sides and a tiled floor leads to a stained glass wooden front door with double glazed obscure panels above and to the side, allowing natural light to filter through

Entrance Hall

The hallway has a traditional wooden handrail with Arts and Crafts spindles, a dado rail, half-height papered walls, vertical radiator and tiled floor. Bespoke pull-out storage cupboards beneath the stairs provide convenient space for shoes and household items.

Lounge

A beautifully proportioned bay-fronted reception with a double glazed PVC window to the front. The room features a striking slate fireplace with inset cast iron gas fire set on a slate hearth, raised panelled walls with dado rail and stripped, stained wooden flooring. A concealed radiator has been painted to blend seamlessly with the décor.

Open Kitchen / Dining / Sitting Room

The dining area centres around a cast iron wood-burning stove set into an exposed brick chimney breast, forming the heart of the extension. The kitchen is arranged in a practical U-shape with a range of wall and base units, worktops, a one-bowl stainless steel sink with spray mixer tap and an integrated slimline dishwasher. Space is provided for a Smeg range cooker with matching extractor, an integrated microwave/grill and an integrated fridge with freezer compartment. Thoughtful storage includes pull-out larder and corner carousel cupboards. The adjoining sitting area has oak wood flooring, a vertical radiator, additional electric radiator, double glazed bi-fold doors opening to the rear garden and a double glazed skylight.

Utility Room

The utility offers space for a further fridge freezer, plumbing for a washing machine and room for a tumble dryer.

Wet Room W.C and Shower

A doorway leads to a wet-room style cloakroom with a double glazed obscure rear window, WC, wash basin set in a vanity unit, extractor fan and a plumbed ceiling-mounted rainfall shower. Matching floor and wall tiles continue from the utility.

First Floor

Stairs rise from the hallway with a stripped and painted staircase featuring a central carpet runner, wooden handrail and Arts and Crafts spindles. The landing has a matching bannister and a large loft access hatch.

Bedroom One

A generous double bedroom with a double glazed bay window to the front, radiator, stripped and stained wooden flooring and a feature cast iron fireplace.

Bedroom Two

A comfortable double bedroom with double glazed windows to the rear, radiator, fitted wardrobes and shelving with inset spotlights.

Bedroom Three

A single bedroom with a double glazed window to the front and radiator.

Bathroom

Double glazed obscure window to the rear. Fitted with a P-shaped bath with plumbed shower over and separate shower mixer, WC and wash basin set in a vanity unit. Tiled walls and floor, heated chrome towel rail. A compact yet well-designed space.

Outside

There is side gate access to a pedestrian path, a timber framed storage shed, outside cold water tap, external power point and outside light.

Front

The front garden is enclosed by a low brick wall with wrought iron gates and a stone paved path to the front door, with slate chippings to either side.

Rear Garden

The rear garden is enclosed by timber fencing and features a paved patio seating area with a step up to a level AstroTurf lawn and a further patio area.

Tenure

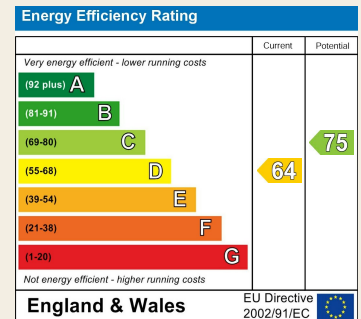
Freehold

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