

# Canada Road

CARDIFF, CF14 3BY

GUIDE PRICE £385,000

Hern & Crabtree



HERN & CRABTREE  
ESTABLISHED 1849

# Canada Road

Set within the highly regarded Colonies area of Heath, this handsome bay fronted period home offers a thoughtful balance of original character and well judged modernisation. The house unfolds with a sense of warmth and proportion, beginning with an inviting tiled entrance and flowing through two generous reception rooms that retain their fireplaces, timber floors and decorative detailing.

The kitchen sits at the heart of the home and has been designed with everyday living in mind, opening naturally onto the rear garden through glazed doors and rooflight. Upstairs, three well sized bedrooms are served by a smartly finished bathroom, with period features continuing throughout to create a cohesive and elegant feel.

Outside, the rear garden provides a private and established setting, complemented by the rare advantage of a detached garage with rear lane access. This practical addition is a genuine asset in such a popular residential location.

The Colonies is widely recognised as one of Heath's most sought after neighbourhoods, prized for its strong sense of community and distinctive architecture. Nearby amenities include local independent shops, cafés and restaurants, while larger retail options can be found along Whitchurch Road and at nearby supermarkets. Heath Park and Roath Park are both within easy reach, offering green open spaces ideal for walking and recreation.

The area is well served by a range of highly regarded primary and secondary schools, making it particularly appealing to families. Excellent transport links are available via nearby road networks, Heath High Level and Low Level train stations, and regular bus services providing convenient access into Cardiff city centre, the University Hospital of Wales and beyond.

This is a home that offers both charm and practicality in equal measure, set within one of north Cardiff's most established and desirable locations.



**Entrance Porch**

Approached via an external storm porch with decorative tiled wall detailing, providing a sheltered and characterful entrance.

**Entrance Hallway**

Entered through a traditional wooden front door with stained glass panels to the upper section. The hallway features original tiled flooring, coved ceilings, picture rails and a radiator. Stairs rise to the first floor with useful understairs storage space.

**Living Room**

Positioned to the front of the property and enjoying a double glazed bay window. The room retains period character with coved ceilings, picture rails, wooden flooring and a working fireplace with wood burning stove, slate hearth and timber mantel.

**Dining Room**

A generous second reception room with double glazed window overlooking the rear. Features include curved ceiling detailing, picture rails, radiator, wooden flooring and an original fireplace with wooden surround, cast iron insert and slate hearth.

**Kitchen**

Located at the rear and fitted with tiled flooring, wall and base units, tiled splashbacks and wooden work surfaces. A five ring gas range cooker with two ovens, grill and storage compartment forms the focal point. There is space and plumbing for a washing machine and dishwasher, space for a large fridge freezer, a double glazed skylight, rear window and double glazed patio doors opening onto the garden.

**First Floor Landing**

With wooden balustrade, access to loft space and doors leading to all first floor rooms.

**Bedroom One**

A spacious principal bedroom with double glazed bay window to the front. Features include coved ceilings, picture rails, wooden flooring, radiator and two built in wardrobes. The original fireplace remains with cast iron surround and tiled hearth, currently not in use.

**Bedroom Two**

A comfortable double bedroom overlooking the rear with double glazed window, picture rails, radiator and a large built in wardrobe.

**Bedroom Three**

Another well proportioned bedroom to the rear with double glazed window, coved ceiling, picture rails and radiator.

**Bathroom**

Fitted with a white suite comprising a separate bath, corner walk in shower enclosure, WC and wash hand basin. Finished with tiled walls and flooring, heated towel rail and an obscure double glazed window to the side.

**Rear Garden**

The rear garden is arranged with a paved seating area leading onto a lawn, flanked by mature raised flower beds and enclosed by brick boundary walls. A cold water tap is also provided.

**Garage**

A detached brick built garage accessed from the rear lane, fitted with electricity, an electric roller door and a separate lockable pedestrian door.

**Front Garden**

Set back from the pavement behind a low boundary wall with slate chippings and a terracotta tiled pathway. On street resident parking is available.

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