



Edwards & Co
property sales & lettings

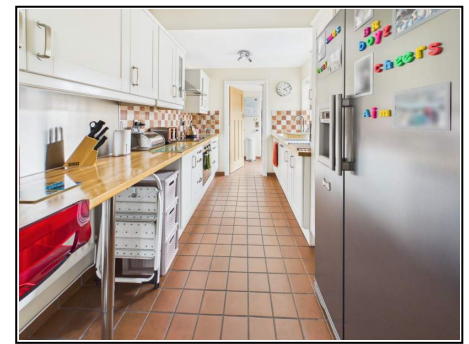
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

St. Helens Road
Heath
Cardiff
CF14

Guide Price £490,000 to £510,000



- Extended and spacious 4 bedroom family home
- Generous end plot with sizeable front and rear gardens
- Large family room to side extension
- Principal reception room + dining room
- Spacious kitchen/breakfast room + separate utility room
- Firsts floor family bathroom + g/floor shower room/wc
- 3 excellent size double bedrooms - bed 2 with en-suite w/c
- Sizeable single bedroom/home office
- Detached garage with power and driveway parking
- First class Welsh and English school catchments



Ref: PRA53880

Viewing Instructions: Strictly By Appointment Only

General Description

Guide price £490,000 to £510,000 - Significantly extended, spacious and beautifully presented 4 bedroom family sized home in The Heath, Cardiff Edwards and Co are delighted to offer for sale this fabulous property, enviably located close to Birchgrove shopping centre, The University Hospital of Wales and with easy access to Cardiff City centre and the M4 links. The property offers very spacious 3 storey accommodation together with excellent size gardens, detached garage and driveway parking. Not to be missed.



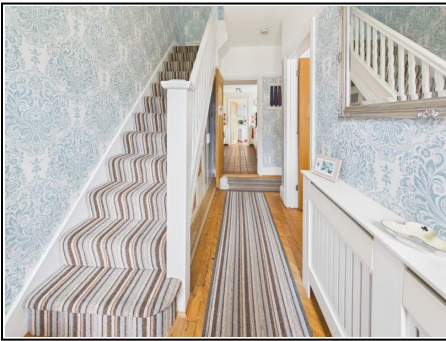
Front Garden

Private and enclosed front garden with neat mature hedgerow and brick boundary wall. Gate leads to paved pathway to front porch and entrance.



Entrance Porch

Recessed covered entrance porch with brightly painted front door with side panels.



Entrance Hallway

Brightly decorated and welcoming entrance hallway with wood block flooring and carpeted staircase to first floor. Doors off to principal reception, dining room and kitchen/breakfast room. Understairs storage area.



Principal Reception Room

An excellent size front reception room with large bay window overlooking the front garden. Wood block flooring and feature fireplace with gas fire.



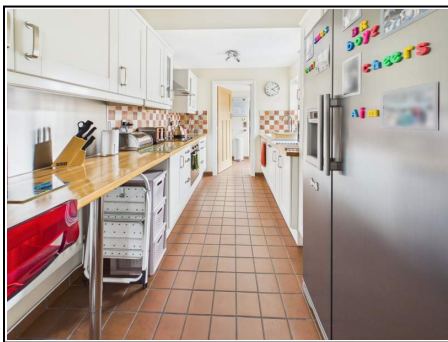
Dining Room

Beautifully presented and decorated dining room with wood block flooring and window overlooking the rear garden. Door to family room extension.



Family Room

A particularly spacious, dual aspect side extension suitable for a variety of uses. Window to front and rear aspect, laminate flooring and modern décor.



Kitchen/breakfast room

A bright and modern kitchen with breakfast area. Ample floor and wall units, oven and hob with extractor above, sink and drainer. Space for large fridge freezer. Tiled flooring. Window to side. Door to utility room.



Kitchen Second Angle

As depicted.



Utility Room

Utility room plumbed for laundry appliances. Tiled flooring. Window to side and door to shower room/wc.



Ground floor shower room/wc

A very well presented shower room with shower cubicle, w/c and wash hand basin. Fully tiled walls and flooring. Window with obscured glazing to rear aspect.



First Floor Landing

Beautifully decorated landing area providing access to all first floor rooms. Carpeted stairs to second floor.



Bedroom 1

An excellent size double bedroom with bay window overlooking the front aspect. Modern décor and carpeted flooring.



Bedroom 3

Bedroom 3 is another spacious double bedroom (depicted with a single bed) with a large window overlooking the rear garden. Bright décor and carpeted flooring.



Bedroom 4

Sizeable single bedroom or ideal home office if desired.



Family Bathroom

Modern and very stylish family bathroom to first floor with panelled bath with shower over and glass screen, w/c with concealed cistern and wash hand basin. Tall radiator. Window to rear aspect.



Bedroom 2 with En Suite WC

Bedroom 2 is another excellent size double loft extension bedroom with ample space for a double bed and dressing/wardrobe areas. Bright, modern decor and carpets, window to rear aspect plus Velux roof window. Door to en-suite w/c.



Bedroom 2 Second Angle

As depicted.



En Suite WC

Spacious facility with wash hand basin and w/c. Window to rear aspect.



Rear Garden

As this is a generous corner plot the size of the rear garden is far larger than the majority of similar properties in the area. Two well defined lawn areas with central pathway, brick and fence boundaries and gate to driveway.



Rear Garden Second Angle

As depicted.



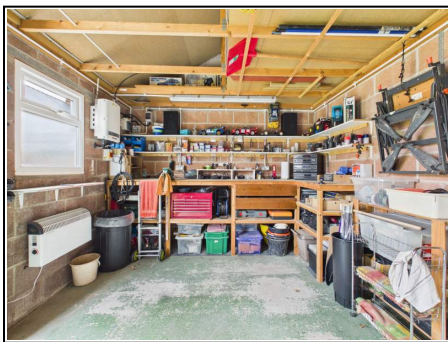
Decked Terrace

Large wooden decked outdoor entertaining area overlooking the rear gardens.



Garage & Driveway

More recently constructed detached garage with powered door to driveway and lighting. Side access door to garden.



Garage

Internally as depicted.

Agents Opinion

This truly is an exceptional property in an ideal location for The UHW and all the wonderful local amenities the area has to offer. The current owner has significantly extended and greatly improved the property into one of the largest like properties in the area. This is one not to be missed.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:71

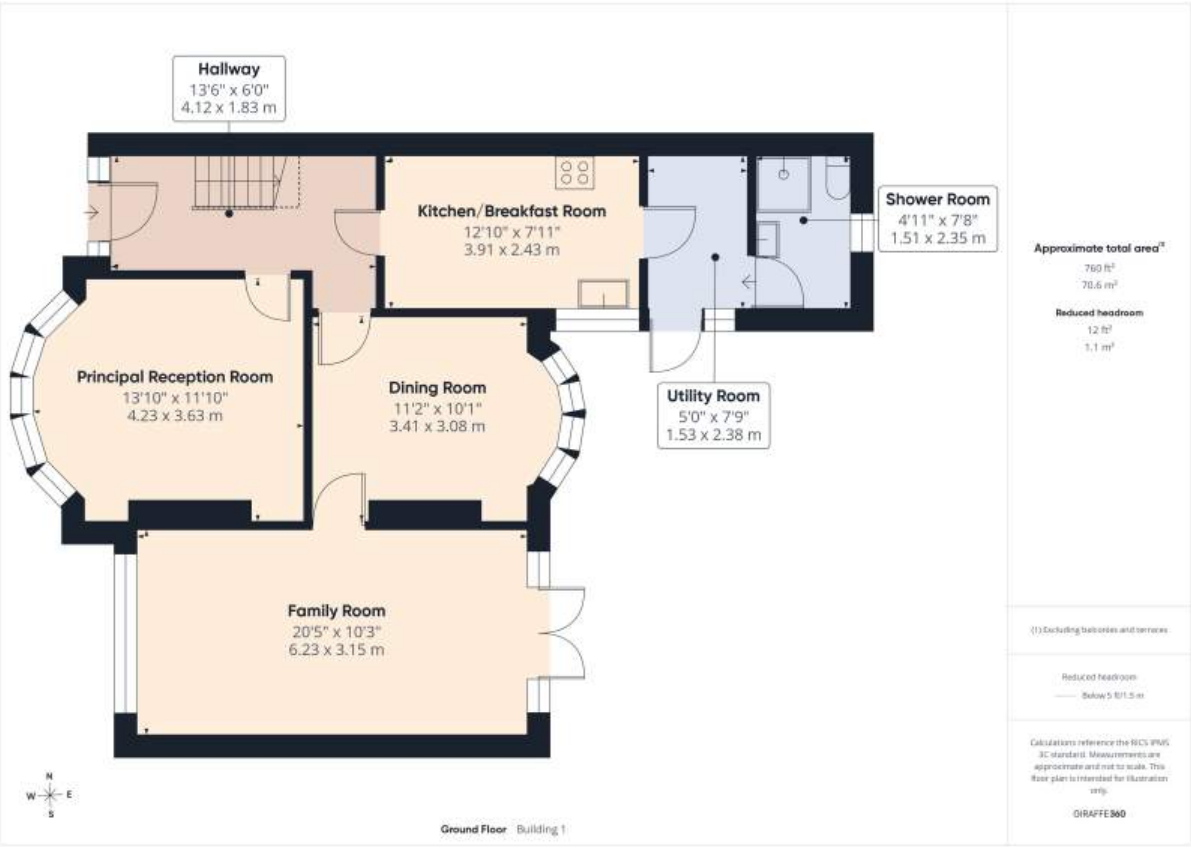
Tenure

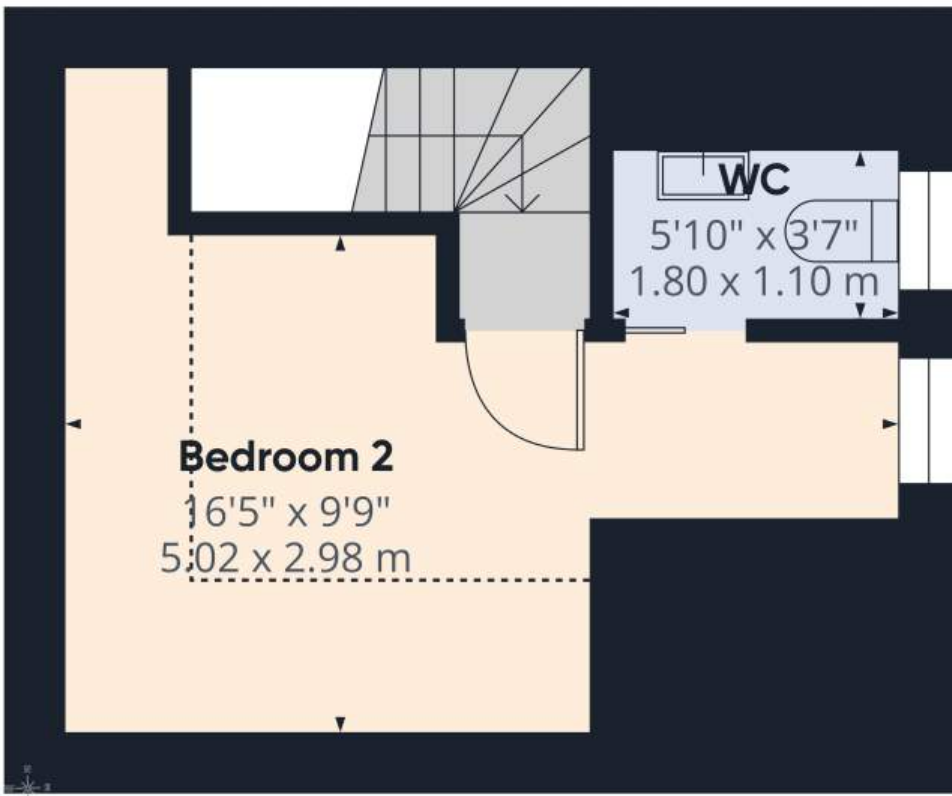
We are informed that the tenure is Freehold

Council Tax

Band E







Approximate total area⁽¹⁾
 155 ft²
 14.4 m²

Reduced headroom
 58 ft²
 5.4 m²

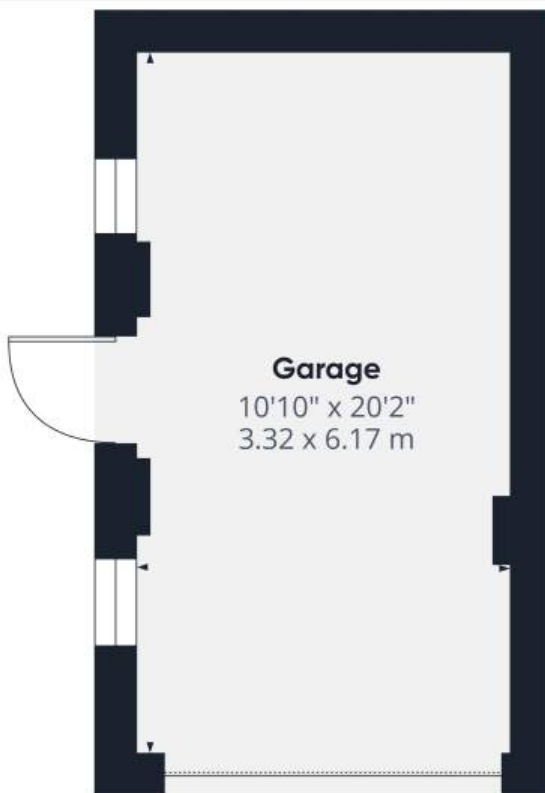
(1) Excluding balconies and terraces

Reduced headroom
 — Below 5 ft 5 in

Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 2 Building 1



Approximate total area⁽¹⁾
 220 ft²
 20.4 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.