



2 St. Cenydd Road, Heath, Cardiff, CF14 4HX.

£550,000

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A truly capacious five-bedroom gable fronted semi-detached family house, built circa 1930, greatly extended circa 1985, before building control regulations were introduced, and occupying a fine corner position off both Maes Y Coed Road and St. Cenydd Road. Within level walking distance is both Ton-Yr-Ywen Primary School and heath High & Heath Low Level railway stations, providing fast travel to both Queen Street and Cardiff Central. Also within a short walk is Heath Park, with its extensive recreational fields, its ancient woods, its model railway station, and its stunning Children's Play Park. Also nearby are Tennis Courts, a pitch and put golf course and the renowned University Heath Hospital of Wales.

The property benefits a very impressive two storey splayed bay with newly sand blasted and restored bath stone, gas heating with panel radiators, replacement PVC double glazed windows, and very private enclosed corner gardens.

The versatile living space comprises a charming entrance hall, with a spindle balustrade staircase, a front lounge with a elegant character fireplace, a dining room with French doors, and a surprising large open plan L shaped kitchen and breakfast room with an outer hall and a downstairs cloakroom-wc.

The first floor comprises three bedrooms, the smallest converted into a dressing room, a small but very useful work office built above the kitchen but accessed from the landing and a large family bathroom, with both panel bath and separate shower. The second floor comprises two further bedrooms and a storeroom, please note these form part of a loft conversion that was completed circa 1985, before building regulations were introduce.

For mortgage purposes some surveyors would not class these as bedrooms as they were completed pre regulations. A very generous family home located within a well-regarded and popular suburb of the Heath district. must be seen!

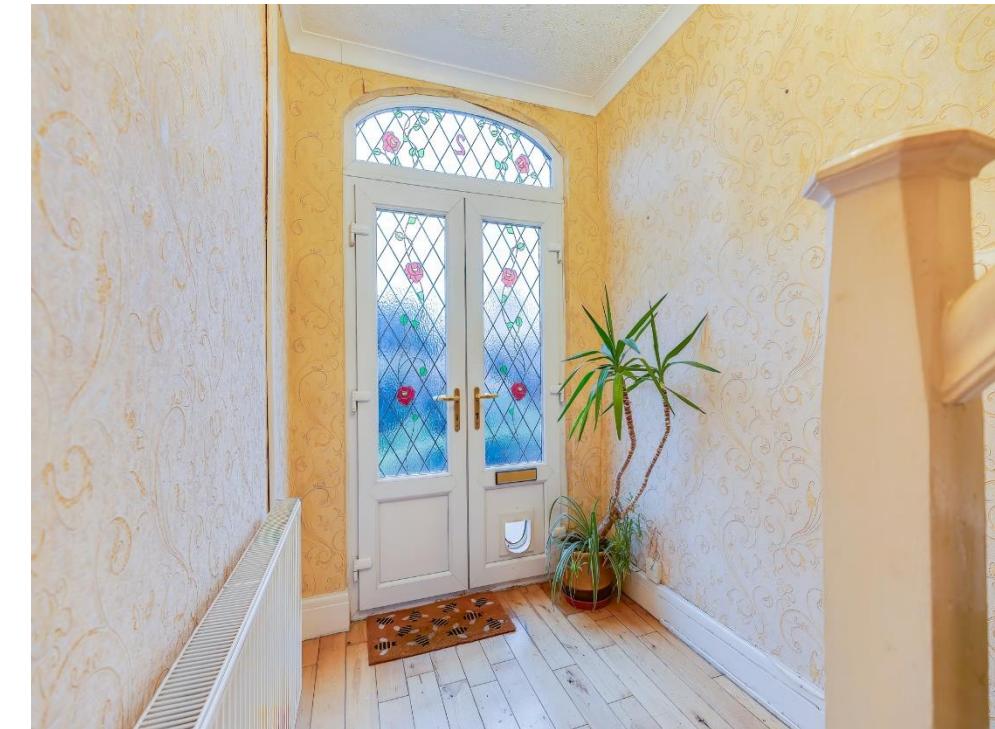
### **Ground Floor Entrance Hall**

Approached via white PVC double glazed front entrance doors inset with coloured glass leaded lights and upper lights, spindle balustrade staircase with moulded skirting boards leading to a first-floor landing, coved ceiling, double radiator, under stair cloaks hanging cupboard

### **Kitchen And Breakfast Room**

22' 6" x 14' 9" (6.86m x 4.50m)  
Narrowing to 9' 9". An L shaped open plan kitchen and breakfast room fitted on four sides with an extensive range of panel fronted floor and eye level units in white with gold effect handles and round nosed laminate worktops incorporating a China sink unit with brass mixer taps vegetable cleaner and drainer.

Electric cooker point, walls chiefly ceramic tiled, fitted extractor hood, space for the housing of an upright fridge freezer, space for the housing of a tumble dryer, space for the housing of a further upright fridge freezer, wall mounted Worcester gas central heating boiler, pretty eye level units with gold effect leaded display cabinets, breakfast bar, space for the housing of a washing machine, space for the housing of a dishwasher, tiled flooring throughout, end shelves and plate racks, tongue and groove ceiling with spotlights, part of the kitchen forms the original space for a garage which was demolished and rebuilt, front bay with PVC double glazed windows with outlooks across the private entrance drive, PVC double glazed window to side with aspect across the side gardens, two PVC double glazed windows to rear with outlooks across the enclosed and private rear gardens. Part panelled door leading to...





### Outer Hall

With a PVC double glazed patterned glass outer door opening onto the side gardens, an internal door leading to...

### Downstairs Cloakroom

White W.C with ceramic tiled walls and floor, PVC double glazed patterned glass window to rear.

### Front Lounge

15' x 12' 5" (4.57m x 3.78m) Inset with a splayed bay with PVC double glazed windows with outlooks across the frontage gardens, oak flooring, marble character fireplace with cast iron grate and slate hearth, to alcoves, coved ceiling, original traditional panel door to entrance hall, radiator, further square opening to...

### Dining Room

15' 4" x 10' 10" (4.67m x 3.30m) Inset with a further wide bay equipped with double glazed leaded French doors with side screen windows that overlook and open onto the very private enclosed rear garden. Oak flooring, high coved ceiling, two alcoves, large radiator, further original traditional panel door providing direct access into the entrance hall.

### First Floor Landing

Approached via a single flight spindle balustrade staircase which leads to both a half landing and a spindle balustrade main landing.



### Master Bedroom One

15' x 12' 5" (4.57m x 3.78m) Inset with a splayed bay with PVC replacement double glazed windows with outlooks across the enclosed front gardens and onto both St Cenydd Road and Maes Y Coed Road. Full range of fitted wardrobes with panel fronts along two walls, radiator, ornate coved ceiling.

### Bedroom Two

13' x 12' 5" (3.96m x 3.78m) Approached independently from the landing via an original traditional panel door leading to a double sized bedroom inset with PVC replacement double glazed windows with outlooks across the enclosed rear gardens, high coved ceiling, radiator with pretty casement cover, full range of fitted wardrobes with panel doors fronts and mirrored fronts.

### Bedroom Three

7' 4" x 7' 4" (2.24m x 2.24m) Equipped as a dressing room, approached independently from the first-floor landing via an original traditional panel door, and fitted along three sides with a range of fitted wardrobes, a dressing table and side cabinets and ornamental end shelves. Replacement PVC double glazed window with outlooks across both St Cenydd Road and Maes Y Coed Road. Radiator. Ornate coving.



### Family Bathroom

9' 5" x 7' 9" (2.87m x 2.36m) White suite with walls ceramic tiled and tiled floor comprising panel bath, corner shaped shower cubicle with Triton shower unit, glass shower doors and screen, shaped pedestal wash hand basin, w.c, vertical towel rail, ceiling with spotlights, patterned glass PVC double glazed window to rear, patterned glass PVC double glazed window to side.

### Study

10' 5" x 9' 5" Max (3.17m x 2.87m Max) Approached from the landing is access to the roof space area above the kitchen breakfast room which has been converted into a small room with a vaulted ceiling all finished in tongue and groove and inset with two workstations and a double glazed Velux window with a rear wood aspect, electric light and power. Not converted to building regulation approval standards but still a very useful and versatile room/space.

### Second Floor Landing

Approached via a custom made carpeted open tread returning staircase with two half landings and a PVC double glazed side window leading to a main landing which provides access to three attic rooms.



### Attic Room One

8' 8" x 8' 8" (2.64m x 2.64m) Approached independently via a white traditional panel door currently used as a bedroom and inset with a white PVC double glazed window which forms part of a roof space Dorma and enjoys elevated outlooks across the rear garden and over the surrounding area. This room has a radiator but should be noted that this room would not pass building regulation approval in the current standards, it is being used as a bedroom by the current owners, but it predates building control.

### Attic Room Two

12' 5" x 6' 6" (3.78m x 1.98m) Also independently approached from the second floor landing via a white traditional panel door and leading to a very useful room which is currently utilised as an office/arts and crafts room, forming part of the loft space conversion with Dorma PVC double glazed window with elevated outlooks across the rear gardens and surrounding area. Radiator.

### Attic Room Three

10' 2" x 4' 3" (3.10m x 1.30m) Approached independently via a white traditional style panel door leading to a room that is essentially a storeroom with access to the eaves roof space storage area but equipped with a Velux double glazed window to front.



### Outside Rear Garden

A small corner shaped rear garden level and laid to lawn beyond a patio area but afforded considerable privacy by thick hedgerow along three sides.

### Side Garden

Looking at the property from Maes Y Coed Road to the left of the house is a sizeable side garden which is also considerably private by means of thick conifer trees, laurel trees and hedgerow.

### Front Garden

Level and laid to lawn edged with deep borders of shrubs and plants including laurel trees, and to one side afforded considerable privacy by a high screen of conifers. The front garden has a front boundary wall that extends towards the entrance drive.

### Entrance Drive

Private off street vehicular entrance drive with dropped kerb access.

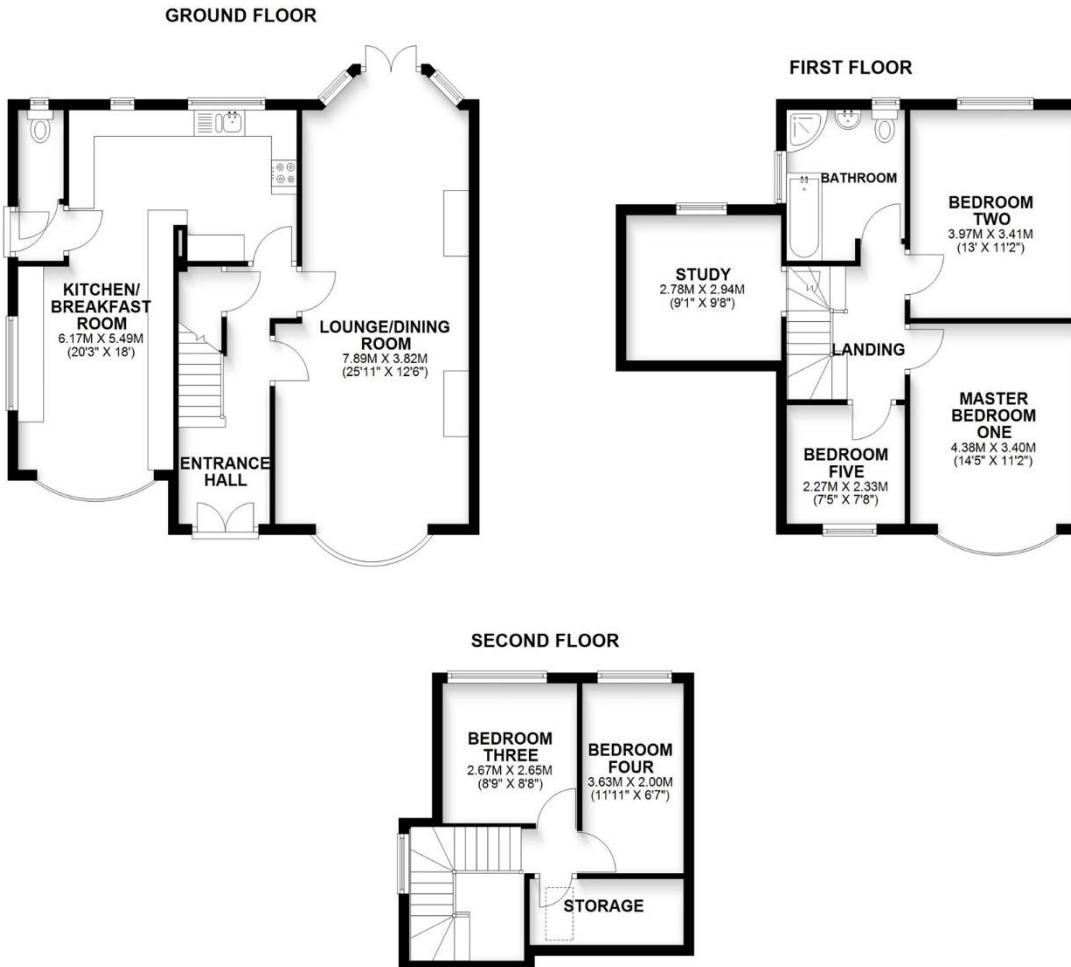






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