

# St Anthony Road

HEATH, CARDIFF, CF14 4DG

GUIDE PRICE £550,000

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# St Anthony Road

Positioned on one of Heath's most established residential streets, this particularly wide, semi detached house offers a rare combination of space, balance and practicality. Designed with four genuine double bedrooms, the proportions immediately set it apart from many neighbouring homes, creating a layout that feels both generous and adaptable.

The house has been carefully maintained and presents as light filled throughout, with a natural flow between the principal rooms. The bay fronted living room provides a comfortable retreat, while to the rear the dining room opens directly onto the garden, creating an easy connection between inside and out. The kitchen breakfast room has been thoughtfully arranged, combining clean lines with practical storage and integrated appliances, forming a sociable and functional heart to the home. A separate utility space, along with a ground floor shower room, adds a level of flexibility that suits modern day living.

Upstairs, the sense of space continues, with four well proportioned bedrooms and both a bathroom and separate shower room, offering a layout that works well for families or those needing additional working space.

Heath remains one of Cardiff's most consistently sought after areas, valued for its strong sense of community and excellent connectivity. The University Hospital of Wales is within close reach, while nearby parks including Heath Park provide green open space. Well regarded local schools, a selection of independent shops and cafés, and convenient transport links via nearby train stations and road routes into the city centre all contribute to its enduring appeal.



# 1554.00 sq ft

## Entrance Porch

Entered via double glazed obscure French doors to the front aspect, with tiled flooring and ceiling light. A further double glazed composite door leads into the main hallway.

## Entrance Hall

A welcoming entrance with stairs rising to the first floor, radiator and useful understairs storage cupboard. Matching obscure glazed windows sit either side of the front door, allowing for additional natural light.

## Living Room

Positioned to the front with a double glazed bay window, radiator and feature fireplace, creating a comfortable principal reception space.

## Dining Room

Located to the rear, with double glazed French doors opening onto the garden, flanked by matching windows. Radiator and serving hatch through to the kitchen.

## Kitchen Breakfast Room

A well designed and stylish space with double glazed French doors to the rear garden and additional window to the side. Fitted with a range of wall and base units with worktops over, incorporating a four ring Neff hob with glass upstand and concealed cooker hood, integrated Bosch double oven and grill, one and a half bowl sink and drainer with mixer tap and integrated full length Bosch dishwasher. Further features include pull out recycling bins, pan drawers and under unit lighting. Luxury vinyl flooring runs through from the hallway. Serving hatch to the dining room.

## Utility Room / Office

Accessed from the kitchen, this versatile space offers double glazed windows to both front and side, plumbing for washing machine, space for additional appliances and a concealed airing cupboard housing the combination boiler. Luxury vinyl flooring and radiator. Door to:

## Downstairs Shower Room

Fitted with a walk in shower with glass screen and plumbed shower, WC and wash hand basin. Heated towel rail, tiled walls, extractor fan and obscure double glazed window to the side.

## First Floor Landing

With wooden handrail and spindle balustrade, loft access hatch and doors leading to all rooms.

## Bedroom One

A generous principal bedroom with double glazed bay window to the front and radiator.

## Bedroom Two

Double bedroom with double glazed window to the rear and radiator.

## Bedroom Three

Double bedroom to the front with double glazed window, radiator and fitted wash hand basin with vanity cupboard.

## Bedroom Four

A further double bedroom with double glazed window to the rear and radiator.

## Bathroom

Fitted with bath, WC and wash hand basin. Part tiled walls, vinyl flooring, radiator and heated towel rail. Obscure double glazed window to the side.

## Separate Shower Room

Comprising a shower enclosure with sliding glass door and plumbed shower, tiled walls and floor, extractor fan and obscure window to the side.

## Outside

To the front is a tarmac driveway providing off street parking for one to two vehicles, with potential to extend if required, alongside mature shrubs and flower borders. Side access leads through to the rear garden. Residents permit parking is also available on street.

The rear garden is enclosed and well established, offering a paved patio area, lawn and a variety of mature shrubs, trees and flower borders. There is a large timber storage shed, patio awning, outside lighting, cold water tap and gated side access.

## Disclaimer

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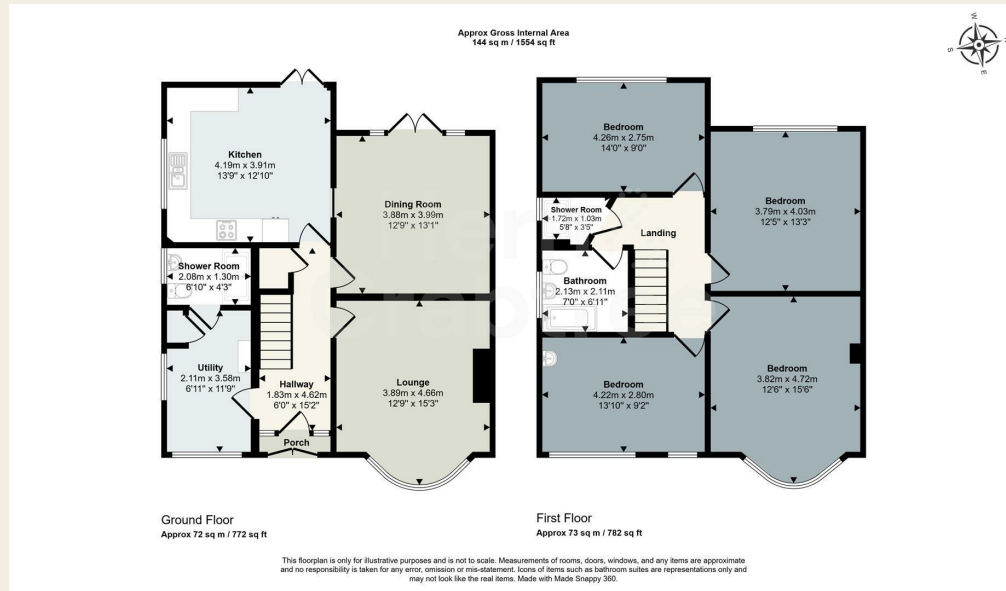
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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