

St. Isan Road

HEATH, CARDIFF, CF14 4LW

GUIDE PRICE £450,000

**Hern &
Crabtree**



St. Isan Road

Set along one of Heath's most established and generously spaced residential streets, this traditional semi detached home offers a rare blend of quiet suburban living, generous proportions and future potential. Carefully maintained over the years, the house presents an inviting sense of solidity and comfort, with scope for a new owner to refine and enhance while respecting its original character.

The accommodation unfolds in a logical and well balanced arrangement, with generous reception rooms that invite both relaxed family life and more formal entertaining. Natural light filters through wide windows, while the connection between the dining space and garden creates an easy rhythm between indoors and out. Practical spaces such as the kitchen, utility room and ground floor cloakroom are thoughtfully arranged and lend themselves well to modern family living.

Upstairs, three bedrooms provide comfortable and flexible accommodation, supported by a well appointed bathroom and generous storage. The presence of a garage, driveway parking and a manageable rear garden further enhance the home's appeal, offering everyday convenience without compromising privacy.

Heath remains one of north Cardiff's most desirable residential districts, valued for its mature streets, strong community feel and proximity to the city centre. Nearby are well regarded primary and secondary schools, along with local shops, cafés and amenities. Green spaces such as Heath Park and the nearby playing fields offer welcome breathing space, while excellent transport links include regular bus services and easy access to the A48, M4 and Heath High Level and Low Level train stations. This is a home that combines location, longevity and potential in equal measure.



1204.00 sq ft

Entrance Porch

The property is entered via double doors with decorative glazed panels to the upper and lower sections, opening into a small entrance porch with laminate flooring.

Hallway

A further door leads into the main hallway. Radiator. Obscure double glazed window to the side. Stairs rise to the first floor.

Living Room

Positioned to the front of the property, the living room benefits from a double glazed bay window, coved ceiling and radiator. A stone fireplace with electric fire provides a focal point.

Reception Room

This reception room offers access to useful built in storage cupboards beneath the stairs, and connects to the kitchen and dining room.

Dining Room

Accessed via a squared archway, the dining room enjoys a double glazed sliding patio door overlooking the rear garden and includes a radiator, creating an ideal space for family dining and entertaining.

Kitchen

The kitchen is fitted with a range of wall and base units and laminate work surfaces. Fully tiled walls and flooring. There are double glazed obscure windows to the side, a composite sink with drainer, integrated four ring electric hob, integrated electric double oven with grill. Gas boiler located in a cupboard. Breakfast bar with cupboards underneath.

Utility Room

Located beyond the kitchen, the utility room features tiled flooring, laminate work surface, space and plumbing for a washing machine, dishwasher and fridge freezer, radiator and a PVC door with

obscure glazed upper panel providing access to the rear.

Ground Floor Cloakroom

Fitted with a WC and wash hand basin, with tiled walls and floor, radiator and an obscure glazed window to the rear.

First Floor Landing

The landing provides access to the loft and features a large airing cupboard housing the hot water cylinder. The staircase is fitted with a chair lift.

Bedroom One

A generous double bedroom to the front with a double glazed bay window, radiator and extensive built in wardrobes.

Bedroom Two

A double bedroom positioned to the rear, with double glazed window, radiator and built in wardrobe.

Bedroom Three

Located to the rear, the third bedroom includes a double glazed window and radiator.

Bathroom

Fitted with a suite comprising bath, WC and wash hand basin, with a Triton T80 power shower over the bath. The room is finished with tiled walls and floor, radiator and an obscure double glazed window to the side.

Rear Garden

The rear garden features a large paved seating area, a small area of lawn, cold water tap and gated side access. The garage, which was rebuilt in 2020, can be accessed from the garden and via an up and over door from the driveway, with power connected. Low boundary walls define the garden.

Front Garden and Parking/Garage

To the front, the property is fully paved and

enclosed by low brick walls, providing off road parking for several vehicles plus access to the garage which was rebuilt in 2020.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

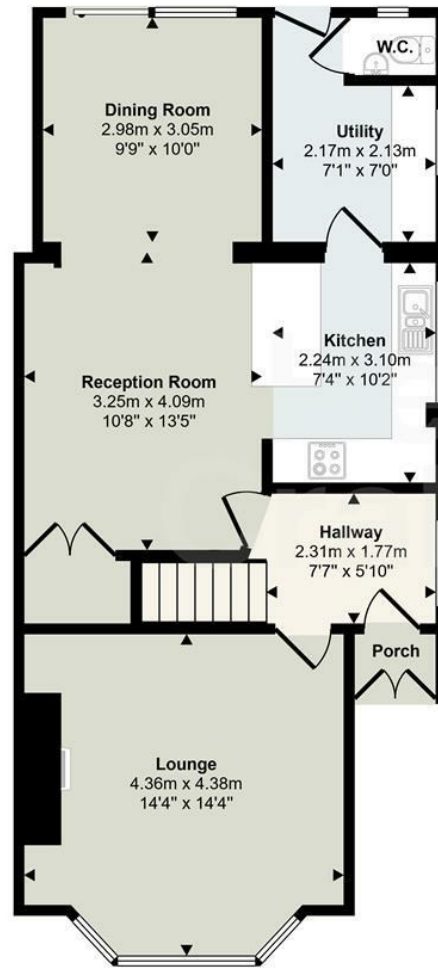




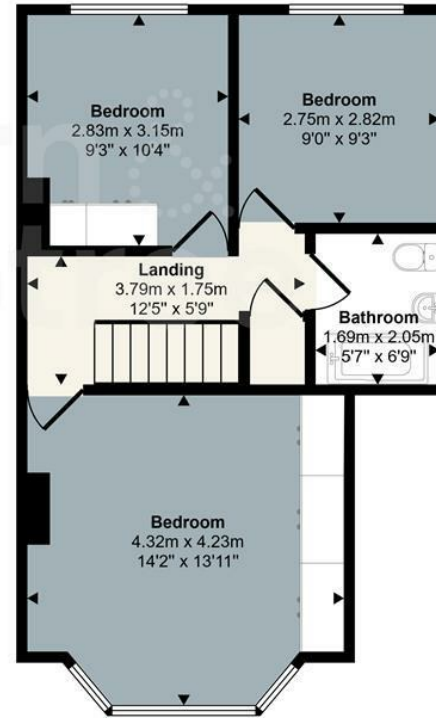
Approx Gross Internal Area
112 sq m / 1204 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx 65 sq m / 705 sq ft



First Floor
Approx 46 sq m / 499 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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