

Allensbank Road

CARDIFF, CF14 3RA

£520,000

Hern &
Crabtree



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Set along a well regarded residential road in Heath, this handsome semi-detached home offers a thoughtful balance of character and practicality, with generous living space arranged across three floors and the property is offered for sale with no onward chain! From the moment you step inside, the sense of proportion is clear, with a welcoming hallway leading to a bay-fronted living room where a stylish electric fireplace forms an attractive focal point. The flow of the ground floor continues through an open plan arrangement into a second reception space and on to a well equipped kitchen dining room, where bi-fold doors and skylights invite natural light throughout the day.

Upstairs, three well sized bedrooms and a family bathroom occupy the first floor, while the second floor provides an additional bedroom suite with its own shower room, ideal for guests or a more private retreat. The interior retains a number of pleasing details including parquet flooring, coved ceilings and built-in storage, all contributing to a home that feels both established and adaptable.

Heath remains one of Cardiff's most desirable residential areas, known for its tree lined streets and proximity to Roath Park and Heath Park, both offering green open space within easy reach. The property is well placed for access to the University Hospital of Wales, local shops, cafés and amenities, along with highly regarded schools. Transport connections are strong, with nearby rail links and convenient access into Cardiff city centre as well as routes out towards the A48 and M4.

Outside, the property continues to impress with a large rear garden designed for both relaxation and activity, alongside a garage, gym/outbuilding and a generous driveway with electric vehicle charging.



1567.00 sq ft

Porch

Entered via a PVC door into an enclosed porch with double-glazed windows to three sides, laminate flooring, timber ceiling and slatted timber walls. Useful built-in storage cupboards.

Hallway

A further door leads into the hallway with stairs rising to the first floor, coved ceiling, an obscure glazed circular window to the side, radiator and wood-effect laminate flooring. There is a useful understairs storage cupboard.

Ground Floor WC

Located beneath the stairs and fitted with an obscure double glazed window to the side, wash hand basin and WC, with wood-effect laminate flooring.

Living Room

Positioned to the front with a bay window, coved ceiling, parquet flooring laid in a herringbone pattern, radiator and a fireplace housing an electric fire with timber mantel and slate hearth. A picture rail runs around the room.

Second Reception Room

Accessed via an open archway, this additional reception space features a coved ceiling, continuation of wood-effect laminate flooring and a boxed radiator.

Utility Room

Fitted with laminate work surfaces, stainless steel sink and drainer, storage cupboards and plumbing for a washing machine and tumble dryer. Radiator and laminate flooring.

Kitchen/ Dining Room

Located to the rear with laminate flooring, double glazed skylights, rear window and bi-fold doors opening onto the garden. Fitted with wall and base units, quartz work surfaces, tiled splashbacks and a ceramic double sink. Includes a five ring gas range cooker with three ovens, integrated dishwasher, breakfast island, recessed lighting, plumbed in fridge connection for a water and ice dispenser and two vertical radiators.

First Floor Landing

With stairs rising to the second floor, coved ceiling and a double glazed window to the side

Bedroom One

Overlooking the rear with a double glazed window, built-in wardrobes and radiator.

Bedroom Two

To the front with a double glazed bay window, large built-in wardrobe and radiator.

Bedroom Three

Positioned to the front with a double glazed window, radiator and access via a small hatch to a loft space.

Family Bathroom

Fitted with a bath, separate walk-in shower, wash hand basin and WC, complemented by tiled walls and flooring and a double glazed obscure window to the side.

Second Floor Landing

With a double glazed window to the side and access to the top floor accommodation.

Bedroom Four

Featuring a double glazed skylight to the rear, radiator, built-in storage cupboards and the added benefit of a walk-in wardrobe.

En Suite

Comprising a walk-in shower, WC and wash hand basin, with tiled walls and flooring and a double glazed window to the front.

Rear Garden

Enclosed with wooden fencing and featuring a large decked seating area immediately to the rear of the house, with steps leading down to a generous lawn. There is a pathway running through the centre, a cold water tap, and access to a substantial garage. To the rear of the garage is a converted outbuilding currently used as a gym, benefitting from electricity.

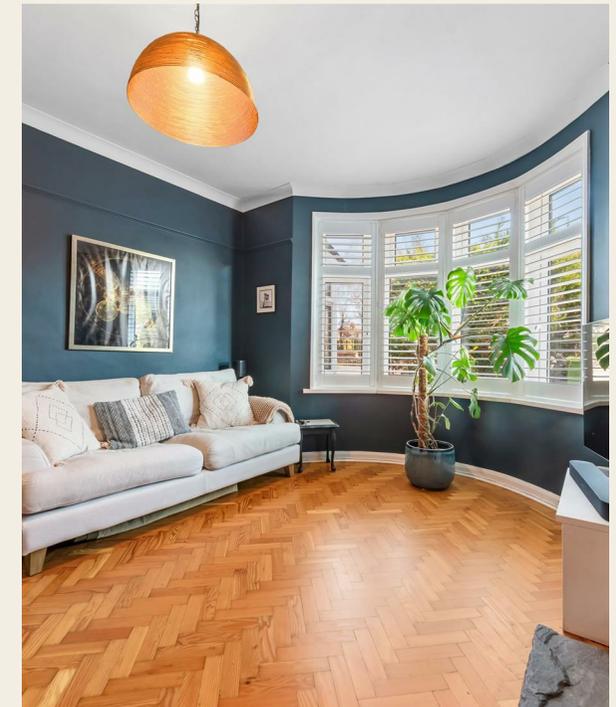
Front Garden and Parking

Set back with a low maintenance front garden and a tarmac driveway running alongside the house, leading to the garage with up and over door and power. An electric vehicle charging point is also installed.

Disclaimer

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

