

# Heol Dewi Sant

CARDIFF, CF14 4NN

GUIDE PRICE £320,000

Hern &  
Crabtree



# Heol Dewi Sant

Situated in the ever-popular Heath district of Cardiff, this distinctive and versatile three-storey home offers generous, well-balanced accommodation ideally suited to modern family living or professional buyers seeking excellent transport links and local amenities.

The ground floor provides practical and flexible space, comprising a bedroom, shower room, utility room and integral garage, ideal for guests, multi-generational living or home working.

To the first floor, the principal living accommodation creates a natural separation between private and social spaces. A bright front-facing living room enjoys an abundance of natural light, while the rear kitchen dining room forms the heart of the home and perfectly designed for both relaxed family meals and entertaining on a larger scale.

The second floor hosts two well-proportioned double bedrooms, each benefitting from en suite facilities. The principal bedroom enjoys both bath and shower facilities, adding a touch of everyday luxury. This thoughtful layout offers flexibility for growing families, older children or visiting guests.

Heath is widely regarded as one of Cardiff's most convenient and desirable residential areas. Within easy reach are the University Hospital of Wales, Heath Park and Roath Park, providing expansive green spaces and leisure opportunities. Excellent local schools, independent shops and cafés are all close by, while Cardiff city centre is easily accessible via road and regular bus services. Birchgrove and Ty Glas railway stations are both within a five-minute walk, offering direct connections to Cardiff Central and beyond, ideal for commuters.

This well-positioned home combines space, practicality and connectivity in a highly sought-after Cardiff location.



# 1265.00 sq ft

## Entrance Hall

Entered via a solid wooden door with double glazed secure glass panels to the upper half, the welcoming hallway has wooden flooring, coved ceiling, radiator and a useful storage cupboard. Stairs rise to the first floor.

## Ground Floor Shower Room

Fitted with a walk in shower, WC and wash hand basin. Double glazed window to the side, vinyl flooring and radiator.

## Utility Room

With a double glazed door to the rear incorporating secure glazed panels. Fitted with a wall unit housing the central heating boiler, laminate work surfaces and a stainless steel sink with drainer. There is space and plumbing for a washing machine and tumble dryer.

## Reception room/Bedroom 3

A generous reception room with a double glazed bay window to the front aspect, wooden flooring and radiator. A comfortable and versatile space suited to a variety of uses.

## Integral Garage

Integral garage accessed internally, featuring a manual up-and-over door and power supply.

## First Floor Landing

With stairs rising to the second floor.

## Living Room

Positioned to the front with two double glazed windows allowing for excellent natural light. Wooden flooring and two radiators.

## Kitchen Dining Room

Located to the rear with two double glazed windows overlooking the garden. Fitted with wall and base units, laminate work surfaces and tiled splashbacks. Stainless steel sink with half drainer, integrated gas hob and integrated electric oven. Space for dishwasher and fridge. Vinyl flooring and radiator. A sociable space for everyday living and dining.

## Second Floor Landing

Spacious second floor landing leading to two well-proportioned double bedrooms, each with its own en suite.

## Bedroom One

Two double glazed windows to the front, radiator and access to en suite facilities.

## En Suite

Comprising WC, wash hand basin, bath and shower enclosure. Tiled flooring and radiator.

## Bedroom Two

Double glazed window to the rear and radiator and access to loft hatch.

## En Suite to Bedroom Two

Fitted with WC, wash hand basin and walk in corner shower. Tiled flooring and radiator.

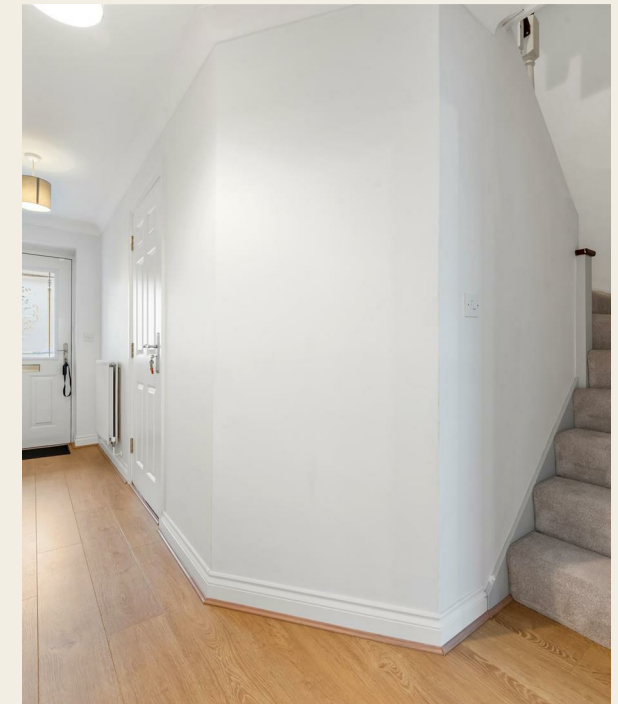
## Outside

The property is set back from the pavement with a low railing and timber fencing. To one side, there is a footpath leading to a gate, while the other side opens onto decking which wraps around the property. There is also a paved area which would benefit from improvement.

## 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.



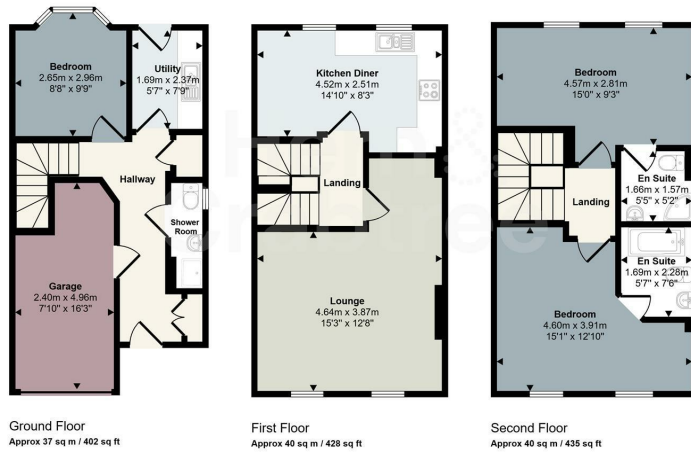
# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area  
113 sq m / 1265 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.



## Hern & Crabtree

02920 620 202 | heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.