

St. Agatha Road

CARDIFF, CF14 4EB

GUIDE PRICE £425,000

**Hern &
Crabtree**

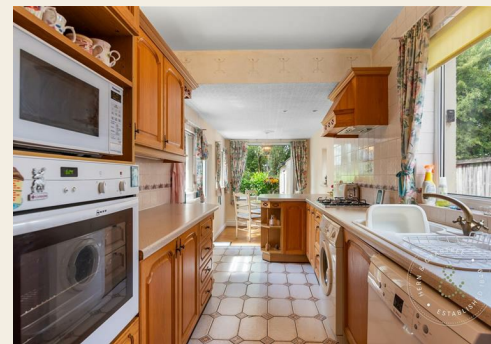


St. Agatha Road

Perfectly placed within a sought-after pocket of Heath, this well-cared-for three-bedroom semi-detached home is offered to the market with no onward chain. Lovingly maintained over the years, the property blends classic charm with generous proportions and a layout that suits family life and professionals alike. Inside, the home features a welcoming hallway with parquet flooring, two spacious reception rooms, and a bright kitchen/breakfast room that opens onto a mature rear garden. Upstairs, there are three good-sized bedrooms and a family bathroom with both bath and shower facilities.

Externally, the property enjoys a pretty front garden, a driveway leading to a detached garage, and a private rear garden enclosed by brick wall and fencing. Whether you're upsizing, downsizing, or looking for your first home, this is a wonderful opportunity in a highly desirable location.

St. Agatha Road lies just a short walk from Heath Hospital and is well-served by local shops, cafés, and restaurants. The area is popular for its excellent primary and secondary schools, tree-lined avenues, and proximity to green open spaces such as Heath Park. Commuters will appreciate easy access to the A48 and M4, as well as nearby bus routes and rail stations offering quick links into Cardiff city centre. With its friendly neighbourhood feel and excellent amenities, Heath remains one of Cardiff's most in-demand districts for good reason.



1094.00 sq ft

Entrance

Entrance porch with tiled sidings and tiled floor, then entered into hallway via a composite front door with obscure glazed panel and above, double obscure glazed window to the side coved ceiling, dado rail, radiator, parquet flooring, stairs to the first floor with understairs storage.

Cloakroom

Fitted with w.c and wash hand basin, radiator, parquet flooring.

Living Room

Double glazed bay window to the front, curved bay radiator, dado rail, coved ceiling, wooden fire surround with slate hearth, parquet flooring.

Dining Room

Double glazed patio doors to the rear, radiator, coved ceiling, fireplace with wooden surround and marble hearth, parquet flooring.

Kitchen / Breakfast Room

Double glazed window to both sides and rear, double glazed patio doors, kitchen fitted with a range of wall and base units with worktop over, integrated fridge and freezer, a four ring gas hob, space and plumbing for a washing machine and dishwasher, one and a half bowl sink and drainer, two radiators, tiled walls and tiled floor and parquet flooring to the dining area.

First Floor Landing

Stairs rise up from the hallway, double obscure glazed window to the side, coved ceiling with ceiling rose, access to loft space that is partly

boarded accessible via pull down ladder fitted and Light fitted.

Bedroom One

Double glazed bay window to the front, curved bay radiator, coved ceiling, built in wardrobe.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built in wardrobe.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the rear, fitted with bath, walk in corner shower, w.c and wash hand basin, radiator with heated towel rail, additional heated towel rail.

Rear Garden

Enclosed by brick wall and fencing, paved patio area, steps down to lawn, gate to the side.

Garage

Parking

Driveway to the side, leads to the garage.

Front

Low rise brick wall, lawn area with flower borders.

Tenure and additional information

we have been advised by the seller that the property is freehold and the council tax band is TBC

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. 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.

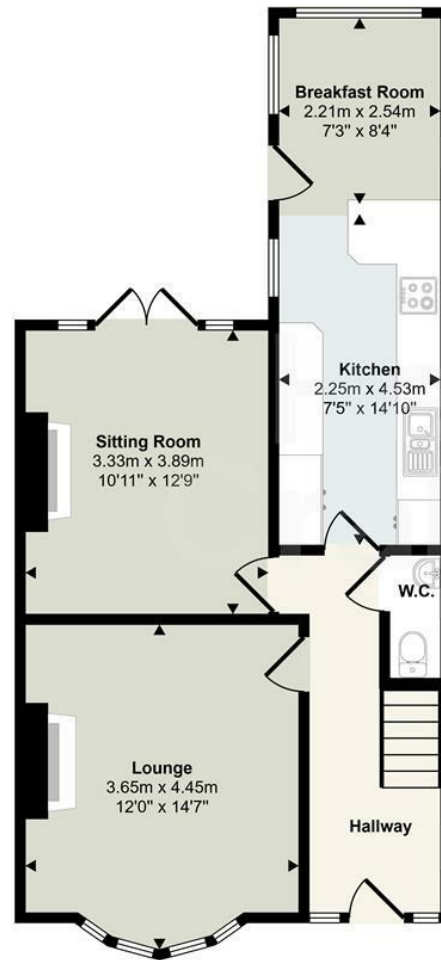




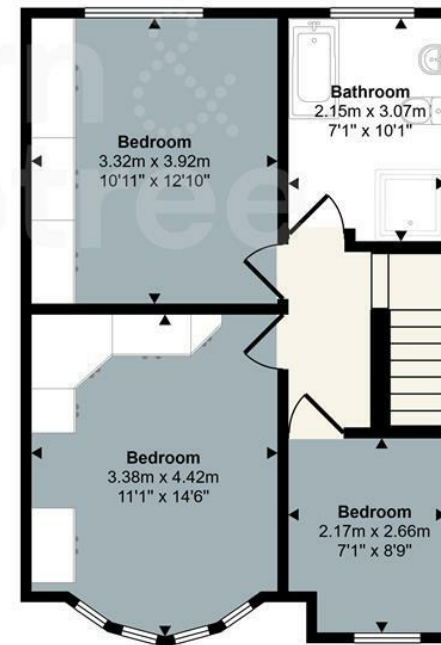
Approx Gross Internal Area
102 sq m / 1094 sq ft



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	69
	EU Directive 2002/91/EC	



Ground Floor
Approx 55 sq m / 593 sq ft



First Floor
Approx 47 sq m / 501 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.

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



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