

St Augustine Road

HEATH, CARDIFF, CF14 4BE

£485,000

Hern &
Crabtree



St Augustine Road

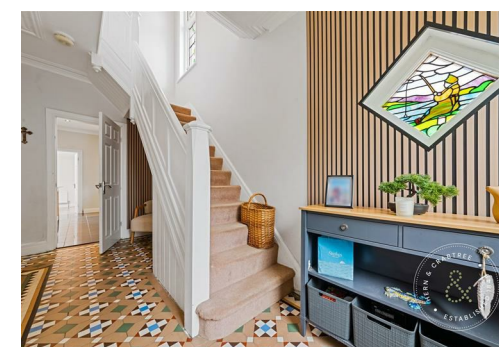
A beautifully presented three-bedroom semi-detached home in Heath, where period character and thoughtful finishing come together with a generous garden and useful additional space to the rear.

The entrance hall sets the tone with original tiled flooring, decorative glazing and a solid timber staircase. To the front, the living room is framed by a bay window and herringbone parquet floor, with coving and a handsome fireplace giving the room a strong sense of character. A second reception room continues the same warm palette, with parquet flooring, ceiling rose and another decorative fireplace, while the rear dining room opens directly onto the garden through glazed doors beneath rooflights, creating a particularly inviting space for everyday family life and entertaining.

The kitchen is fitted with granite work surfaces, a double stainless-steel sink, gas hob, integrated double oven and dishwasher, with tiled flooring and space for a large fridge freezer. Upstairs are three double bedrooms, all with timber flooring and coved ceilings, including a generous principal bedroom with bay window, wall panelling and a curved radiator beneath. The bathroom is fully tiled and arranged with a bath and separate walk-in shower.

Outside, the house is approached through a low rendered wall and ironwork frontage, with a driveway continuing along the side. The large rear garden offers a paved terrace and established boundaries, while the garage provides useful ancillary space with power, lighting, rooflights, glazing and water.

St Augustine Road sits in a well-connected part of Heath, close to the University Hospital of Wales, Birchgrove shops and Caerphilly Road. Roath Park, with its lake, gardens and recreation spaces, is also within easy reach. Heath Low Level provides direct rail services towards Cardiff Central, while nearby schools include Birchgrove Primary, St Joseph's RC Primary and Ton-Yr-Ywen Primary, with a number of secondary schools also serving the wider area.



Approx 1261.00 sq ft

Council Tax Band: F

Entrance Porch

A small stone-built entrance porch with tiled walls and tiled flooring, providing a sheltered approach to the main entrance door.

Entrance Hall

A decorative single-glazed leaded light window to the side features an attractive pictorial detail. A uPVC entrance door incorporates double-glazed decorative glazing with complementary glazed panels surrounding it. The hallway retains its original tiled floor and has coved ceilings, a radiator with decorative cover and a solid timber staircase rising to the first floor. The area beneath the stairs is open and provides useful storage space.

Living Room

A double-glazed bay window faces the front of the property. Herringbone parquet flooring brings warmth and character to the room, complemented by coved ceilings and a radiator. The focal point is a handsome fireplace with timber surround, slate hearth and cast-iron inset.

Second Reception Room

Herringbone parquet flooring continues through this characterful second reception space. Further details include coved ceilings, a ceiling rose and radiator, together with a fireplace featuring a timber mantel, slate hearth and cast-iron inset. A generous opening creates a natural connection with the adjoining living spaces.

Kitchen

Double-glazed windows look to the side. The kitchen is fitted with granite work surfaces and a range of cabinetry, together with a double stainless-steel sink, gas hob, integrated double oven incorporating separate oven and grill compartments, and an integrated dishwasher. There is space for a large fridge freezer, with recessed ceiling lighting, coved ceilings, tiled flooring and a radiator completing the room.

Utility Room

A useful utility area fitted with open shelving, providing excellent storage for household and laundry essentials. There is space and plumbing for laundry appliances, a window bringing in natural light, and access through to the adjoining WC/shower room.

Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin with chrome mixer tap. Part-tiled walls with decorative mosaic detailing, radiator, wall mirror and a frosted double-glazed window providing natural light and privacy.

Rear Dining Room

Double-glazed patio doors open directly onto the rear garden, while double-glazed rooflights introduce further natural light from above. A particularly pleasant space for dining and entertaining, the room has timber flooring, recessed ceiling lighting and a radiator.

First Floor Landing

An obscure single-glazed window to the side incorporates decorative leaded detailing. The landing has coved ceilings and a solid timber banister, with doors leading to all three bedrooms and the bathroom.

Bedroom One

A double-glazed bay window faces the front, with a curved radiator positioned beneath. A generous double bedroom with timber flooring and coved ceilings, while timber wall panelling provides an attractive feature to one wall.

Bedroom Two

A double-glazed window overlooks the rear garden. Another well-proportioned double bedroom with timber flooring, coved ceilings and a radiator.

Bedroom Three

A double-glazed window faces the front. A further double bedroom finished with timber flooring and coved ceilings, together with a recently fitted radiator.

Bathroom

An obscure double-glazed window is positioned to the side. The bathroom has tiled walls and flooring, coved ceilings and recessed lighting. Fittings comprise a bath, separate walk-in power shower, WC and wash hand basin, together with a heated towel radiator.

Garage / Ancillary Space

A double-glazed rooflight and a double-glazed side window provide natural light, with additional glazing to the front. The space is finished with timber flooring, coved ceilings and recessed lighting, and benefits from electricity. Vehicular access is currently restricted, making this a useful and versatile additional space rather than conventional garage parking at present.

Rear Garden

A generous enclosed rear garden with a paved terrace immediately adjoining the house, providing space for outdoor seating and dining. The garden is enclosed by a combination of timber fencing, walling and mature hedging, with a lockable timber gate providing access to the side of the property. An outside cold water tap is also provided.

Front Garden and Approach

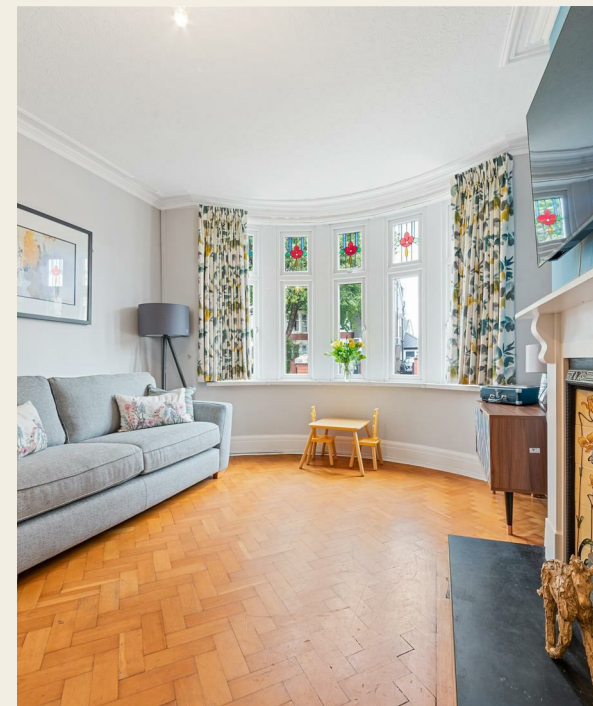
A compact frontage enclosed by a low rendered wall with iron railings above and entrance pillars with an iron gate. A pathway leads to the front porch, while the driveway continues along the side of the house towards the rear.

Disclaimer

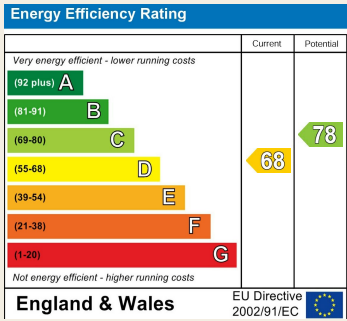
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally

edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.



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.