

St. Ambrose Road, Heath, Cardiff

Guide Price £525,000

**Hern &
Crabtree**



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

Key Features

- Immaculately Presented Semi-Detached Home
- Beautiful Period Features Throughout
- Extended Open Plan Kitchen, Dining & Sitting Room
- Three Bedrooms
- Four-Piece Family Bathroom
- Refurbished Parquet Flooring
- Established Private Rear Garden & Pergola
- Detached Garage & Generous Driveway Parking
- Highly Sought-After Heath Location

Elegant period detailing and a beautifully considered rear extension come together at this immaculate semi-detached home in the heart of Heath. Behind its stained glass entrance, the house has been finished in a soft, neutral palette that allows the original character to take centre stage, from refurbished parquet flooring and ceiling roses to picture rails, coving and bay windows.

The front living room retains a more traditional atmosphere, while to the rear the house opens into an impressive kitchen, dining and sitting space designed around everyday family life. Shaker cabinetry, butcher block worktops and a substantial island give the kitchen warmth and presence, before the room steps down into the extended living area. Here, a glazed roof lantern draws light from above and French doors open directly onto the garden, creating an easy connection between inside and out. A utility room and cloakroom complete the ground floor.

Upstairs are three bedrooms and a particularly characterful four-piece bathroom, where a claw-foot roll-top bath, separate shower and stained glass detailing sit comfortably alongside the home's period architecture.

Outside, there is generous driveway parking, a detached garage and an established rear garden with patio, pergola, lawn and mature planting.

St Ambrose Road occupies a sought-after position in Heath, well placed for the University Hospital of Wales and the green open spaces of Heath Park. Roath Park and its lake are also within easy reach, while nearby Heath, Birchgrove and Whitchurch Road provide a varied choice of cafés, shops and everyday amenities. Local schools serve the surrounding neighbourhood, with catchment information available through Cardiff Council. Heath High Level and Low Level stations provide rail connections towards Cardiff city centre and beyond, complemented by local bus routes and convenient access to the A48 and M4.

Approx 1264.00 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.

Council Tax Band: F

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		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.