Talygarn Street

CARDIFF, CF14 3PT

GUIDE PRICE £285,000

Hern & Crabtree

Talygarn Street

Set within the sought after neighbourhood of Heath in north Cardiff, this characterful two bedroom home combines period detailing with thoughtful use of space across two floors which also benefits from a useful loft space. From the entrance, timber flooring, panelled doors, a chequerboard tiled hallway and retained architectural features give the house a distinctive sense of character.

The ground floor unfolds through the hallway to a beautifully presented, versatile reception and dining space combining period character with contemporary style. well equipped kitchen with light timber effect surfaces, integrated appliances and exposed timber detailing. Beyond, a separate sun room/garden room opens directly onto the enclosed rear garden, creating an easy connection between the house and outside space. A paved terrace provides a natural setting for outdoor dining, while raised planted borders and an artificial lawn create a manageable garden for enjoying throughout the year.

Two double bedrooms and a characterful bathroom occupy the first floor, with the principal bedroom benefiting from an exceptionally generous built in wardrobe. The attic conversion provides a versatile space, with exposed beams, an attractive chimney stack feature and useful built in storage.

Heath is one of Cardiff's established northern neighbourhoods, valued for its excellent connectivity and proximity to some of the city's most important amenities. Heath Park extends to approximately 37 hectares, offering woodland, open green space, playing fields and recreational facilities.

The area is particularly well placed for families, with nearby schools, for commuters, Heath High Level and Heath Low Level stations provide rail connections towards Cardiff city centre and beyond, while regular bus services serve the area. The A48 and wider road network also provide convenient access across Cardiff and towards the M4.

Approx 1155.00 sq ft

Council Tax Band: D

Entrance Hall
The front entrance is approached through a composite panelled door with peephole, an obscured double glazed half moon window and a further obscured double glazed window above. The hall has a coved ceiling, tiled floor and partially tiled walls, together with patterned built in coat hooks. An internal wooden door with glazed panels leads through to the main hallway.

Ground Floor Hallway
The hallway features a distinctive black and white chequerboard tiled floor, coved ceiling and a small archway separating the main corridor from the stairwell. A radiator sits beneath a varnished timber shelf, while a dado rail and picture rail add further period detail. The staircase rises from the hall, with timber bannister and handrail, while useful storage is found beneath the stairs. The kitchen is accessed towards the rear of the property.

Lounge/Dining room
A beautifully presented, versatile reception and dining space combining period character with contemporary style. The room is filled with natural light and features warm timber flooring, a striking reclaimed timber fireplace with a recently installed multi fuel stove, and bespoke built-in cabinetry with open shelving. The adjoining sitting area provides a comfortable and relaxed space for everyday living, with elegant wall panelling, a soft neutral palette and attractive garden outlook. Thoughtfully styled throughout, the room offers an excellent balance of character, functionality and understated sophistication, ideal for both entertaining and family life.

Kitchen
The kitchen is reached via a wooden panelled sliding door and is arranged around a double glazed side facing window with a tiled sill and recessed spotlights. The room has tiled flooring, light timber effect work surfaces, tiled walls and a stainless steel sink with drainer positioned beneath the window. Integrated appliances include a dishwasher, built in oven, gas hob and extractor fan, with a combination of wall and base units providing storage. An exposed timber beam spans one of the alcoves, with a further work surface and base unit creating useful additional preparation space. There is space for a small breakfast bar or informal seating area, with a radiator beneath, together with designated spaces for a fridge freezer and washing machine. A dedicated plate storage section adds further practicality.

Sun room/Garden room
An archway and corner of the kitchen lead through to the sun room/garden room, which has a partially sloping ceiling, tiled flooring and a radiator concealed behind a timber cover. Double glazed French doors open directly onto the rear garden, bringing natural light into the space and providing easy access outside.

First Floor Landing
The first floor landing retains varnished timber floorboards and is approached via a staircase with a wooden bannister and handrail. There is useful storage beneath the stairs leading towards the attic conversion. A step leads into the corridor towards the front of the house, with a further step down into the bathroom.

Bedroom One
The principal bedroom is positioned at the front of the property and features two double glazed windows, a radiator, coved ceiling and varnished timber floorboards. A particularly generous built in wardrobe runs across one side of the room from floor to ceiling, with three sliding doors providing substantial storage.

Bedroom Two
A further double bedroom overlooking the rear of the property, with a double glazed window, coved ceiling, radiator and varnished timber floorboards. An exposed chimney stack provides character, while an adjoining built in wardrobe offers additional storage.

Family Bathroom
The bathroom is positioned towards the rear and benefits from a double glazed obscured window and partially sloping ceiling. The room features a built in bath with a shower fitted over with both rainfall and handheld showerheads. and is finished with textured green tiling, complemented by gold coloured fittings, including the shower controls, showerheads, handles and taps. A ceramic wash basin sits alongside a further section of textured green tiling framed in gold. There is a WC, radiator and two spacious storage cupboards, one housing the boiler behind shutter doors. Varnished timber floorboards and a timber panelled entrance door complete the room.

Attic Space
The attic space provides a versatile upper floor space, with a double glazed skylight positioned within the rear facing sloping ceiling and recessed spotlights. Four built in storage cupboards are cleverly incorporated into the side walls, providing useful concealed storage. An exposed chimney stack forms an attractive focal point, with an alcove beneath featuring a wall light. Further character comes from the exposed varnished timber beams, timber staircase surround and decorative timber panelled steps with batten detailing. An electric radiator completes the room.

Rear Garden
The peaceful south facing rear garden begins with a stone paved terrace, creating a natural setting for outdoor dining and entertaining. The main garden area has a tap and water butt positioned to the rear of the house and a timber shed providing useful storage. Brick walls enclose either side, with timber fencing providing further privacy. The garden is bordered by raised flower beds containing established plants and flowers, while an artificial lawn extends across the principal garden area towards the rear boundary. A stone wall and brickwork form the backdrop, creating a private and enclosed outdoor setting.

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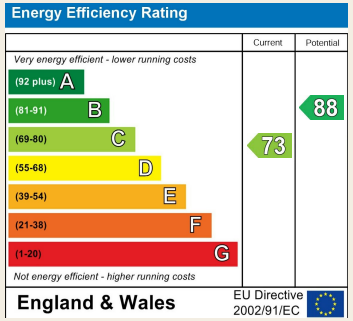

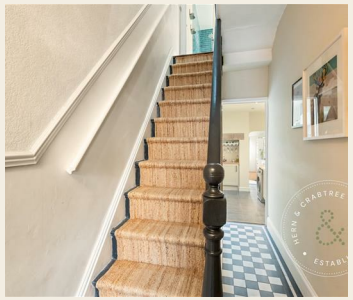

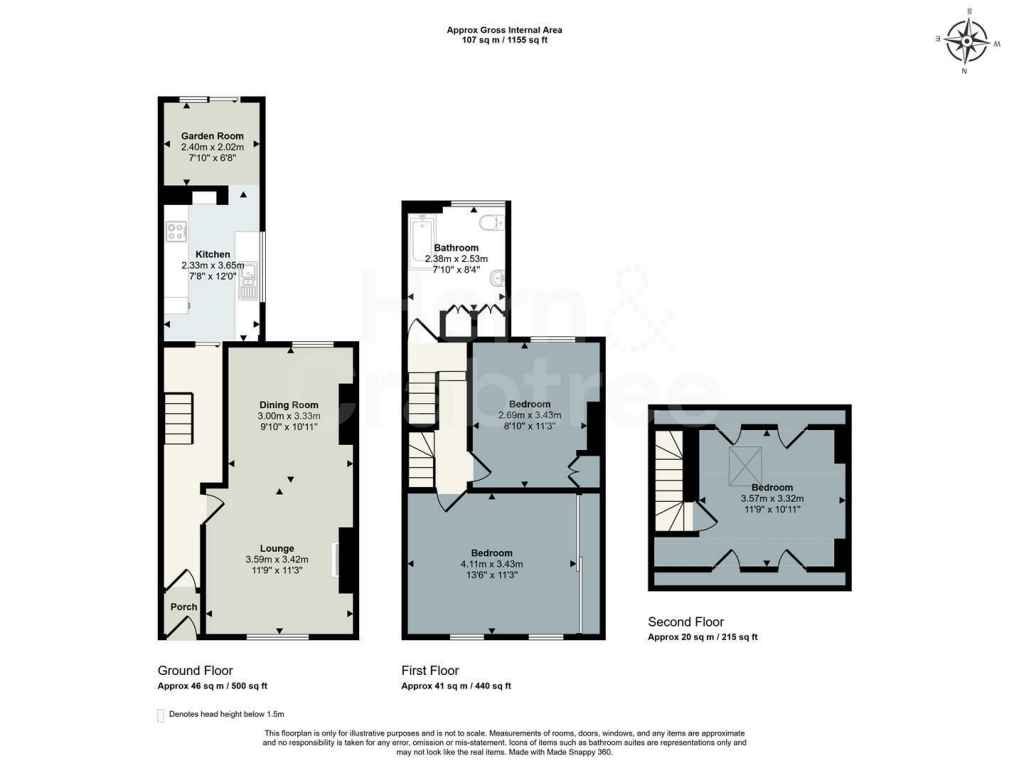

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

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