St. Gowan Avenue

CARDIFF, CF14 4JX

GUIDE PRICE £435,000

Hern & Crabtree



St. Gowan Avenue

Situated along the established residential setting of St Gowan Avenue in Heath, this attractive three-bedroom semi-detached home offers generous accommodation, characterful period details and an excellent opportunity for buyers looking to make a property their own.

The house retains a lovely sense of its original character, with stained glass detailing, picture rails, decorative wall panelling and wooden flooring adding warmth throughout. A welcoming entrance hallway leads into two reception areas, arranged around an open archway that creates a natural connection between the living and dining spaces. The front lounge enjoys a bay window, while French doors from the dining area open directly onto the rear garden. A separate fitted kitchen completes the ground floor, alongside the convenience of a downstairs WC.

Upstairs are three bedrooms and a family bathroom with both a bath and separate shower. Although some buyers may wish to update the interiors over time, the property is perfectly comfortable as it stands, offering a wonderful foundation for a long-term family home.

Outside, the generous driveway extends along the side of the house towards a garage, providing exceptional off-road parking. The enclosed rear garden combines a paved terrace with a lawn and established planting.

Heath is a particularly convenient part of north Cardiff, with local shops, cafés and everyday amenities nearby. Heath Park and Llwynfedw Gardens provide attractive green spaces, while Birchgrove Primary School, Ton-yr-Ywen Primary School and Cardiff High School are among the schools in the wider area. Ty Glas and Heath railway stations offer connections across Cardiff, with convenient road access towards the city centre, A48 and M4.











Approx 1213.00 sq ft

Council Tax Band: F

Entrance Hall
Accessed via a partially sheltered entrance porch with external lighting, a PVC front door opens into a welcoming hallway. An attractive stained glass window faces the front of the property, with secondary glazing providing an additional layer of insulation. The hallway retains several characterful details, including coved ceilings, picture rails with an extended display ledge, decorative raised wall panelling and exposed wooden floorboards. There is a radiator, fitted coat hooks, stairs rising to the first floor and useful understairs storage, alongside access to the downstairs WC.

Downstairs WC
An obscure double-glazed window faces the side of the property, providing natural light and privacy. Conveniently positioned beneath the staircase, the cloakroom comprises a WC recessed into an alcove and a wash hand basin beneath the window. Additional features include a sloping ceiling, picture rail and ceiling light.

Lounge
A generous double-glazed bay window overlooks the front driveway, complemented by attractive stained glass detailing above. The room retains a lovely sense of character, with coved ceilings, picture rails and varnished wooden floorboards. A fireplace with a wooden mantelpiece and brick hearth provides a traditional focal point, while a radiator completes the space.

Living / Dining Room
An open archway connects the lounge to the adjoining dining area, creating a sociable arrangement while retaining a distinction between the two rooms. Double-glazed French doors open directly onto the rear garden, with additional glazing alongside and above allowing natural light to filter into the room. Two obscure glazed windows with decorative stained glass patterns face the side of the property. The dining room features wood-effect flooring, picture rails and a fireplace with a mantelpiece and stone-effect hearth. A radiator provides heating, while the generous proportions allow space for a family dining table. A door leads through to the kitchen.

Kitchen
Double-glazed windows overlook the rear garden, with a further obscure glazed window to the side and an additional window near the rear entrance. The kitchen is fitted with a range of traditional wood-effect wall and base units, complemented by work surfaces and a double-bowl sink positioned beneath the window. There is an electric cooker with hob, grill and oven, an extractor hood above, space for a washing machine and a fitted fridge/freezer unit. Patterned flooring, a radiator and a glazed rear entrance door complete the room, providing convenient access outside.

First Floor Landing
An obscure glazed window to the side of the property provides natural light to the staircase and landing. The landing features a picture rail, decorative ceiling detailing and a balustrade overlooking the stairs. Doors lead to all three bedrooms and the family bathroom.

Bedroom One
A double-glazed bay window overlooks the front of the property, with decorative obscure stained glass panels above adding a distinctive period detail. This generously proportioned principal bedroom offers ample space for bedroom furniture and retains a picture rail and radiator.

Bedroom Two
A double-glazed window faces the front of the property, complemented by obscure stained glass detailing above. A further well-proportioned bedroom featuring a picture rail, radiator and access hatch to the loft space.

Bedroom Three
A double-glazed window overlooks the rear garden, providing a pleasant outlook. The third bedroom includes a radiator and picture rail and offers flexibility as a bedroom, nursery or home office.

Family Bathroom
Two double-glazed windows face the side of the property, allowing natural light into the room while maintaining privacy. The bathroom comprises a panelled bath with tiled surrounds, a separate walk-in shower enclosure with sliding doors and support handles, a wash hand basin with mirrored storage above and a WC. Additional features include decorative wall panelling, coved ceiling, dado rail and a radiator with towel rail above.

Front Garden and Driveway
The property is approached via an extensive brick-paved driveway, extending across the front and continuing along the side of the house towards the garage. Providing off-road parking for approximately six to seven vehicles, subject to vehicle size, this is a particularly practical feature of the home. Low brick boundary walls define the frontage, while external lighting and a partially sheltered entrance porch provide a welcoming approach.

Rear Garden
The enclosed rear garden is accessible directly from the dining room through French doors, from the kitchen and via a gated side entrance. A generous brick-paved patio extends across the rear of the house, offering space for outdoor seating and dining before opening onto a lawn. Flower beds, established shrubs and hedging add greenery, while a combination of fencing and brick boundary walls provides enclosure. A garage or outbuilding is positioned towards the rear, with a useful outside water tap fitted to the house.

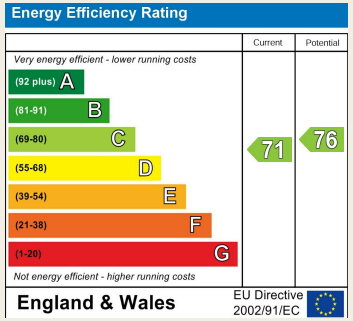
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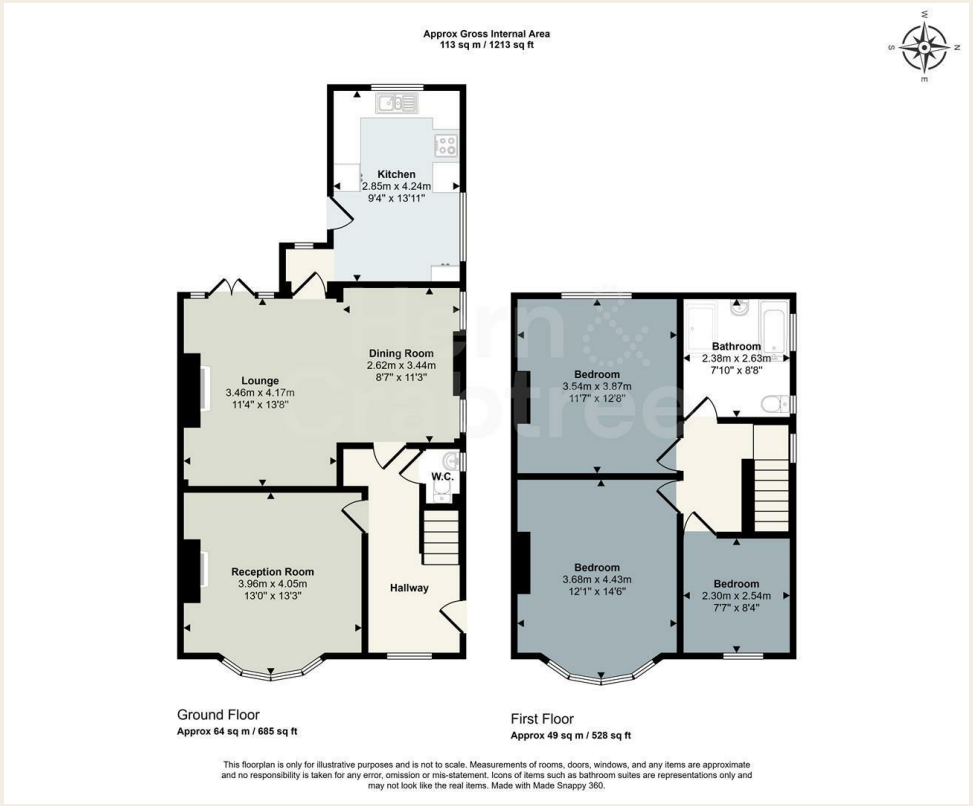
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