

# St. Ambrose Road

CARDIFF, CF14 4BH

**GUIDE PRICE £350,000**

**Hern &  
Crabtree**





# St. Ambrose Road

No Chain. Positioned along one of Heath's established residential streets, this semi-detached home presents a compelling opportunity to reimagine a generous family house in a highly regarded part of north Cardiff. The property is offered with no onward chain and provides well-balanced accommodation arranged over two floors, with retained period details lending character and a strong architectural foundation for future enhancement.

Inside, the house offers two principal reception rooms, a kitchen with adjoining rear lobby and cloakroom, and three bedrooms served by a family bathroom. The layout is practical and flowing, with good natural light throughout and clear potential to reconfigure or extend, subject to the necessary consents. Outside, the enclosed rear garden, garage and driveway add valuable practicality, while the front garden creates an appealing sense of arrival.

Heath is particularly popular with families and professionals, valued for its village atmosphere and excellent connectivity. Nearby parks include Heath Park and the University Hospital of Wales grounds, offering green open space within easy reach. The area benefits from a strong selection of well-regarded primary and secondary schools, along with local shops, cafés and everyday amenities. Transport links are excellent, with Heath High Level and Low Level stations providing regular services into Cardiff city centre, and convenient road access to the A48 and M4.

This is a home of substance and potential, set within a location that continues to attract long-term demand, offering buyers the rare chance to create a tailored home in one of Cardiff's most enduring neighbourhoods.



**1050.00 sq ft**

#### Entrance Porch

Accessed via a composite double-glazed front door with decorative glazed panels to the side and above. The porch features timber-clad walls and provides a sheltered transition into the main house.

#### Entrance Hallway

A second internal door opens into the hallway, where stairs rise to the first floor with useful storage beneath. This space forms the central spine of the house and connects the principal ground floor rooms.

#### Living Room

Positioned to the front of the property and enjoying a double-glazed bay window. The room retains curved ceiling detailing, adding period character and a sense of proportion.

#### Dining Room

Located to the rear with a double-glazed window overlooking the garden. Features include coved ceilings, an electric heater and a fireplace with tiled hearth and decorative surround, creating a natural focal point.

#### Kitchen

Fitted with a range of wall and base units with laminate work surfaces and a stainless steel sink and drainer. There is space and plumbing for a washing machine, electric oven, dishwasher, tumble dryer and a double refrigerator. Double-glazed windows to both sides provide good natural light

#### Rear Lobby

##### Rear Lobby

A small inner hallway with tiled flooring, a single-glazed window to the side and a partly glazed door leading out to the rear garden.

#### Cloakroom

Fitted with a WC and obscure single-glazed window to the rear, with timber panelling to the walls and tiled flooring.

#### Landing

The staircase rises to a first floor landing with access to the loft and a single-glazed obscure window to the side. Timber balustrade with glazed infill panels.

#### Bedroom One

A spacious principal bedroom positioned to the front, featuring a double-glazed bay window and curved ceiling detail.

#### Bedroom Two

Overlooking the rear garden with a double-glazed window, curved ceiling and built-in wardrobes.

#### Bedroom Three

Situated to the front with a double-glazed window and coved ceiling, suitable as a bedroom or home office

#### Bathroom

Fitted with a bath incorporating a Triton electric shower, wash hand basin and WC. Tiled walls, an electric radiator, heated towel rail and a double-glazed window to the rear with an additional window to the side.

#### Rear Garden

Enclosed by brick walls to both sides and the rear, the garden includes a small outbuilding and access to the garage. The garage features an up-and-over door and is approached via a concrete driveway running along the side of the house.

#### Front Garden

Set back behind a low boundary wall with iron railings above, the frontage includes a small area of lawn and a paved section providing space for bins, with fencing to one side and walling to the other.

#### Disclaimer:

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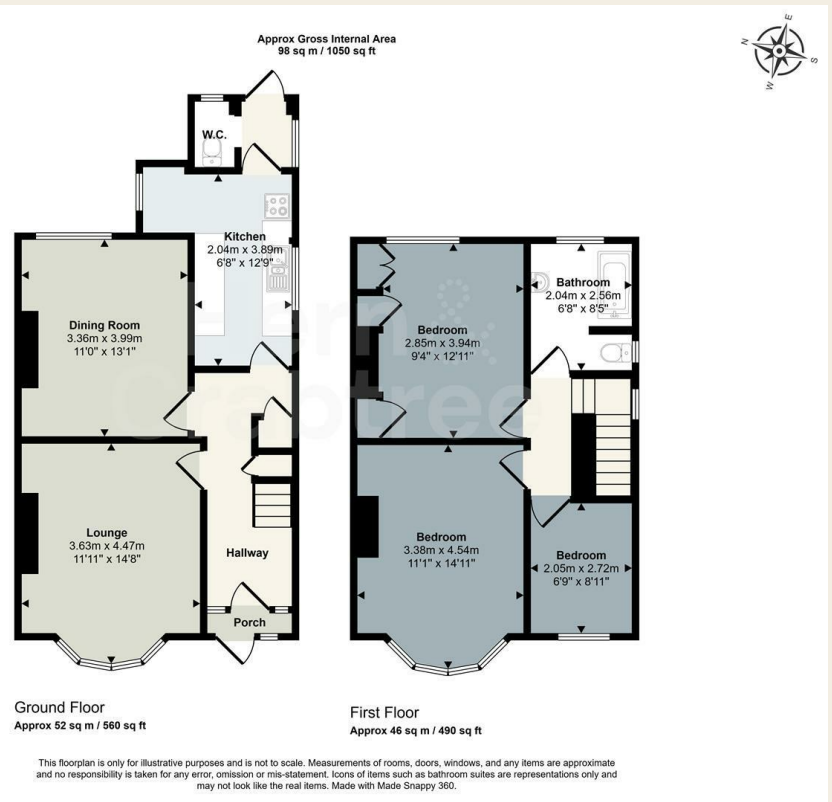
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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