

St. Helens Road

HEATH, CARDIFF, CF14 4AR

GUIDE PRICE £400,000

**Hern &
Crabtree**



St. Helens Road

Set within one of Heath's most sought-after residential streets, this beautifully presented and sympathetically modernised end terrace offers a seamless blend of period charm and considered modern living. Every detail has been carefully curated, from the restored stained glass to the elegant open-plan kitchen and dining space that forms the heart of the home.

The interiors unfold with a natural flow, balancing character and practicality. Generous glazing draws light through the property, while natural materials and high-quality finishes create a calm, refined atmosphere. The open-plan kitchen and dining area is particularly impressive, combining exposed brickwork with stone worktops and premium appliances by Neff and Bosch. French doors lead to a landscaped rear garden designed for easy outdoor living.

Heath is one of Cardiff's most desirable neighbourhoods, prized for its tree-lined avenues, excellent schools and proximity to the University Hospital of Wales. Local independent cafés, shops and restaurants along Whitchurch Road are a short stroll away, while Roath Park's botanical gardens and lake provide a peaceful green retreat. Cardiff city centre is easily reached by road, rail or regular bus links, and nearby access to the A48 and M4 ensures excellent connectivity further afield. This is a home that offers comfort, sophistication and the ease of modern family living, set within an established and well-connected community.



986.00 sq ft

Storm Porch & Hallway

A welcoming entrance via a double-glazed traditional wooden door inset with stained glass, flanked by double-glazed side windows and an additional glazed window above, flooding the hallway with natural light. The hallway features wood laminate flooring, a radiator, stairs rising to the first floor, and an open walkway to the kitchen and dining area. A door leads through to the lounge.

Lounge

A bright and elegant reception space with a double-glazed bay window to the front, a chimney breast with exposed brickwork and a slate hearth, wood parquet flooring, and a radiator.

Kitchen / Diner

Beautifully open-plan, this sociable space combines functionality with warm character. The kitchen offers a selection of wall and base units with stone worktops, a one and a half bowl sink and drainer with mixer tap, and integrated appliances including a full-length Bosch dishwasher, a four-ring Neff induction hob with cooker hood over, tiled splashbacks, an integrated Neff double oven, grill and microwave, and an integrated fridge freezer. There is also an understairs storage cupboard housing the electric fuse board.

The dining area continues with the same wood laminate flooring, exposed feature brick chimney breast, a radiator, and double-glazed French doors opening onto the rear garden with matching bay windows either side.

Utility Room

Accessed through a squared-off archway from the kitchen, this broken-plan utility space features two double-glazed windows to the rear, plumbing for a washing machine, space for a stacked tumble dryer, a Baxi gas combination boiler, matching countertop workspace, radiator, and laminate flooring. A slide-away pocket door connects to the cloakroom.

Cloakroom

Double-glazed window to the rear, WC, wash hand basin, part tiled walls, and laminate flooring.

First Floor Landing

Approached by stairs from the hallway, featuring a bannister, loft access hatch and doors leading to three bedrooms and the family bathroom.

Bedroom One

Double-glazed bay window to the front, feature double-glazed stained glass window to the side, and a vertical radiator.

Bedroom Two

Double-glazed window to the rear and a radiator.

Bedroom Three

Double-glazed window to the front and a radiator.

Family Bathroom

Double-glazed obscure window to the rear with fitted shutter, wash hand basin set within vanity shelving and mirrored cupboard over, WC, P-shaped bath with plumbed shower over, raindrop shower head, separate shower mixer, glass splashback screen, heated towel rail, part tiled walls, tiled floor, and extractor fan.

Outside

To the front, there is a side-by-side block-paved driveway providing parking for two cars, side access to the rear garden, an outside light, and a Pod Point EV electric car charging point. The landscaped rear garden offers a raised decked seating area with planter borders, outside lighting, hot and cold water taps, electric points, and additional deck lighting. Two steps lead down to an AstroTurf lawn and a paved patio area, with raised flower borders, timber storage shed, and discreet storage beneath the decking. There is a rear lane which could provide access if desired.

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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



