

St. Agatha Road

HEATH, CARDIFF, CF14 4EA

£520,000

**Hern &
Crabtree**



St. Agatha Road

Occupying a sought after position within the ever popular Saints area of Heath, this exceptional semi detached home has been thoughtfully transformed by the current owners into a property of remarkable quality, character and warmth. Beautifully presented throughout, every room has been carefully considered, combining timeless finishes with practical family living to create a home that feels both elegant and welcoming.

From the moment you step inside, there is an immediate sense of craftsmanship. Restored parquet flooring, a charming working fireplace and a wood burning stove sit comfortably alongside a beautifully designed kitchen centred around a generous island, oak worktops and an impressive range of integrated appliances. The ground floor has been arranged to provide an excellent balance of open and defined living spaces, making it equally suited to everyday family life and entertaining. Upstairs, three well proportioned bedrooms are complemented by an outstanding Lusso bathroom finished with marble tiling, a freestanding bath and a luxurious walk in shower.

Outside, the landscaped rear garden has been designed as an extension of the home itself. Covered seating, a bespoke barbecue area, porcelain terraces, mature planting and further seating areas create a series of inviting outdoor spaces, whilst the detached garage, driveway parking and extensive external lighting and power provide practicality to match the style.

Heath remains one of Cardiff's most desirable residential districts, favoured for its tree lined streets, excellent schools and superb transport connections. Roath Park Lake is within easy reach, offering beautiful walks and recreational facilities, whilst Heath Park provides expansive green space alongside the University Hospital of Wales. The area enjoys a superb selection of independent cafés, restaurants and local shops, together with convenient access to Cardiff city centre, the A48, M4 motorway and Heath High Level and Heath Low Level.



Approx 1186.00 sq ft

Storm Porch

An attractive storm porch with tiled flooring and tiled side walls provides a welcoming entrance to the property.

Entrance Hall

Double glazed entrance door to the front with etched and leaded glazed windows to the front and above allowing excellent natural light. Stairs rise to the first floor with wooden handrail and newel post. A feature diamond shaped double glazed window sits to the side elevation. Restored parquet flooring runs throughout, complemented by a radiator. Understairs storage cupboard housing the electric consumer unit together with a separate coats and boots cupboard with double glazed window, power, radiator and continued parquet flooring.

Living Room

Double glazed bay window to the front elevation. A beautifully presented reception room centred around a traditional tiled fireplace with working fire. Restored parquet flooring, two radiators and fitted shelving to the chimney breast alcoves create a warm and characterful living space.

Dining Room

Double glazed door opening onto the rear garden with matching double glazed windows to either side and above. A superb entertaining space featuring a cast iron wood burning stove set upon a slate hearth, two radiators and fitted storage to the alcoves. Timber flooring continues seamlessly into the adjoining kitchen creating a sociable broken plan layout.

Kitchen

Double glazed windows to the rear and side elevations. A Wren kitchen, beautifully fitted with an extensive range of wall and base units complemented by solid oak worktops and matching central island with breakfast bar and additional storage. Integrated appliances include a Neff induction hob with glass splashback and cooker hood, Whirlpool self cleaning oven, integrated Bosch steam oven, Hoover microwave combination oven with plate warmer, full length integrated dishwasher, wine cooler and one and a half bowl stainless steel sink with mixer tap. Space for an American style fridge freezer and concealed washing machine. Pull out corner carousel storage, concealed Worcester gas combination boiler, vertical radiator, LED lighting beneath wall units, spotlights and door leading to the cloakroom.

Cloakroom

Double glazed obscure window to the rear. Fitted with WC and stone wash hand basin set upon a timber worktop with tiled splashback. Heated towel rail, timber flooring, extractor fan and loft access.

Landing

Double glazed window to the side elevation providing natural light. Loft access hatch, balustrade and doors leading to all first floor accommodation.

Bedroom One

Double glazed bay window to the front elevation. A spacious principal bedroom with radiator.

Bedroom Two

Double glazed window overlooking the rear garden. A generous double bedroom with radiator.

Bedroom Three

Double glazed window to the front elevation. A spacious single room, equally suitable as a smaller double bedroom or home office, complete with radiator and spotlights.

Family Bathroom

Double glazed obscure windows to the rear elevation. A stunning Lusso bathroom suite finished with marble tiled walls and flooring. Comprising a freestanding bath with wall mounted mixer tap and handheld shower attachment, generous walk in shower with rainfall shower head and separate handset, WC and twin wall mounted wash hand basins beneath illuminated mirrors with demister function and integrated toothbrush chargers. Further illuminated pull out vanity mirror, chrome heated towel rail, twin extractor fans and recessed spotlights complete this exceptional space.

Front Garden

The property is approached via a generous driveway providing off road parking for at least two vehicles. Landscaped with mature shrubs, flower borders and decorative stone chippings. Gated side access leads to the rear garden and detached garage.

Rear Garden

A beautifully landscaped rear garden thoughtfully designed for both entertaining and relaxation. Immediately outside the property is a covered seating area finished with porcelain paving alongside a bespoke built in barbecue area. A paved pathway leads through the garden past an artificial lawn to a further patio seating area surrounded by mature shrubs, trees and colourful planted borders. The garden also benefits from extensive outdoor lighting, multiple external power points, outside cold water tap, hot and cold pet shower connection and two purpose built storage sheds.

Detached Garage

Detached single garage with power, lighting and up and over door accessed from the driveway. A personal door provides direct access from the rear garden, making it an ideal workshop, storage space or secure parking. Attached at the end of the garage there are two separate sheds, one for garden tools/ extra storage and one containing wood for the open fire and log burner

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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		



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