

Heol Dewi Sant

CARDIFF, CF14 4NN

GUIDE PRICE £320,000

Hern &
Crabtree



Heol Dewi Sant

Set within the established and desirable residential areas of Heath and Birchgrove in Cardiff, this elegant home offers a harmonious balance of practicality and refinement. The welcoming hall, with generous storage, leads into a kitchen filled with natural light and equipped with integrated appliances, flowing seamlessly into a living space distinguished by cove ceilings and a slate-hearth fireplace. A dedicated office provides a quiet work environment.

Upstairs, generous bedrooms each feature ensuite bathrooms, creating private retreats. A utility room and integrated garage provide practical support for everyday life. Outside, the paved rear yard offers a quiet outdoor setting, while the driveway provides secure off-street parking.

Heath and Birchgrove offer a strong sense of community and excellent amenities. Local schools are highly regarded and include Ton-Yr-Ywen and Birchgrove Primary. Parks and open spaces, including Heath Park and Llanishen Reservoir, are nearby for walking, cycling and recreation. Shops, cafes and leisure facilities are within easy reach, while convenient transport links connect the area to Cardiff city centre and surrounding regions. The location combines calm residential streets with accessibility and lifestyle, making this home ideal for families or professionals seeking comfort, convenience and a welcoming neighbourhood.



1208.00 sq ft

Entrance Hall

Approach the property through a solid wooden door with a glass panel centrally positioned at the top. The hallway is laid with wooden floors and features a radiator and three large storage cupboards

Garage

An integrated garage to the left of the property. The space has brick walls and concrete flooring, making it suitable for secure parking or storage.

Downstairs Bathroom

Located off the hallway, this bathroom has double glazed windows to the side and is fitted with a walk in shower, wash basin, WC and a radiator.

Third Bedroom

To the front of the house, the ground floor bedroom/ office features double glazed windows with a radiator, providing a bright and adaptable space suitable for working from home.

Utility Room

Accessible from the hallway, this room has a wooden door with two windows in the top half. There is a wall unit housing the combi boiler, a stainless steel sink with drainer, work surfaces and space plus plumbing for a washing machine and tumble dryer. Laminate flooring matches the practical, well appointed layout, with tiled splashbacks and a radiator.

Rear Yard

Externally, a paved rear yard is bordered by a brick wall and iron railings with an iron gate providing pedestrian access to the pavement. A small flower box adds subtle character and there is a storm porch for additional shelter.

Driveway

To the front of the property lies a paved driveway offering convenient off street parking.

Kitchen

On the first floor, the kitchen is fitted with wall and base units, laminate work surfaces and tiled splashbacks. There are integrated appliances including a four ring gas hob and electric oven with grill. Two double glazed windows to the front bring light into the room, which also includes tiled flooring and a radiator.

Living Room

Adjacent to the kitchen, the living room features two double glazed windows to the rear, cove ceilings and a radiator. A feature electric fireplace with a wooden mantle and surround sits on a slate hearth.

Bedroom One

On the second floor, the principal bedroom enjoys two double glazed windows to the rear, a built in wardrobe and a radiator. The ensuite bathroom has tiled walls and floors, a walk in shower, wash basin, WC, heated towel rail and a double glazed window.

Bedroom Two

Also on the second floor, this bedroom has double glazed windows to the front, a radiator and its own ensuite. The ensuite has a walk in corner shower, wash basin, WC, heated towel rail, tiled walls and floor and a double glazed window.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non refundable AML administration fee of ?24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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



Approx Gross Internal Area
112 sq m / 1208 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft

First Floor
Approx 38 sq m / 413 sq ft

Second Floor
Approx 39 sq m / 415 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

