

# St. Anthony Road

HEATH, CARDIFF, CF14 4DG

GUIDE PRICE £425,000

**Hern &  
Crabtree**





# St. Anthony Road

Located in the ever-popular Saints area of Heath, this traditional semi-detached house on St Anthony Road is a fantastic opportunity for those looking to create a long-term family home. The property has been well maintained and benefits from a rear extension, three well-proportioned bedrooms, two reception rooms, and a generous kitchen with breakfast room. There is a bathroom and separate WC on the first floor, and a ground floor cloakroom for added convenience.

With excellent natural light, original character details and a bright feel throughout, this home offers great scope for further enhancement. There is potential for a loft conversion (subject to necessary consents), following the precedent set by other homes on the street. Outside, the generous plot includes a lawned rear garden with mature planting and a detached garage with power, while the front offers driveway parking and access to the side.

St Anthony Road is perfectly placed just a short walk from Heath Park and the University Hospital of Wales. The area is popular with families due to its proximity to well-regarded schools, local shops and green spaces. Transport links are excellent, with Heath High Level and Low Level train stations nearby, plus regular bus services and easy access to the A48 and M4. Offered with no onward chain.

- Traditional 1930s semi-detached home
- No Onward Chain
- Extended dining room and breakfast area
- Detached garage with power and side driveway access
- Potential to convert the loft into a fourth bedroom (STP)
- Located in the sought-after Saints area of Heath
- Three bedrooms and two generous reception rooms
- Mature rear garden with lawn, shrubs and garage
- Bathroom and separate WC upstairs plus ground floor cloakroom
- Excellent access to Heath Hospital



**1172.00 sq ft**

### Front Garden & Approach

Set behind a low-rise brick wall with a lawn, mature shrubs and flower beds, the property is accessed via a paved driveway which continues along the side of the house to a detached garage. There's a storm porch to the front and an outside light. A gate provides access to the rear garden.

### Entrance Hall

Entered via a single-glazed wooden front door with matching obscure glazed side and overhead panels. The hallway includes stairs to the first floor, a useful understairs storage cupboard, and a radiator.

### Lounge

Located at the front of the property with a curved double-glazed bay window, gas fireplace with surround, and radiator.

### Sitting and Dining Room

Forming part of a rear extension, this larger dining room has a double-glazed rear window, two radiators, fitted alcove cupboards, and a serving hatch through to the kitchen.

### Kitchen

Fitted with wall and base units and worktops over. Includes a one-and-a-half bowl sink and drainer with mixer tap, a four-ring electric hob with cooker hood and tiled splashbacks, integrated oven, plumbing for washing machine, space for a fridge freezer, a floor-mounted Glow-worm boiler, vinyl flooring, and a double-glazed window to the side. An archway leads to:

### Breakfast Room

Featuring a double-glazed side window, radiator, and serving hatch to the dining room. Glazed door opens to the inner hall.

### Inner Hall

With vinyl flooring, radiator, and a double-glazed aluminium door leading to the rear garden. Interconnecting door to:

### Cloakroom

Fitted with a wash hand basin, WC, tiled walls, vinyl flooring, radiator and a double-glazed obscure window to the rear.

### First Floor Landing

Stairs rise from the hallway with a wooden handrail and boxed banister. The landing includes a double-glazed stained glass window to the side, loft access hatch, and banister.

### Bedroom One

Double-glazed curved bay window to the front, radiator.

### Bedroom Two

Double-glazed window to the rear, radiator, and fitted shelving to alcoves.

### Bedroom Three

Double-glazed window to the front, radiator, and fitted bedroom furniture.

### Bathroom

Fitted with a bath and plumbed shower over, wash hand basin, part-tiled walls, radiator, airing cupboard housing the hot water tank and linen shelving, and an obscure double-glazed window to the side. Note: no WC in this room.

### W.C

Accessed from the landing, fitted with WC, tiled walls and an obscure double-glazed window to the side.

### Outside

### Rear Garden

An enclosed and mature garden with lawn, flower beds, trees and shrubs. The garden includes a door to the detached garage, which has a window for natural light and appears to have power. A side gate provides access to the driveway

### Garage

### Tenure

We have been advised the property is freehold.

### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are

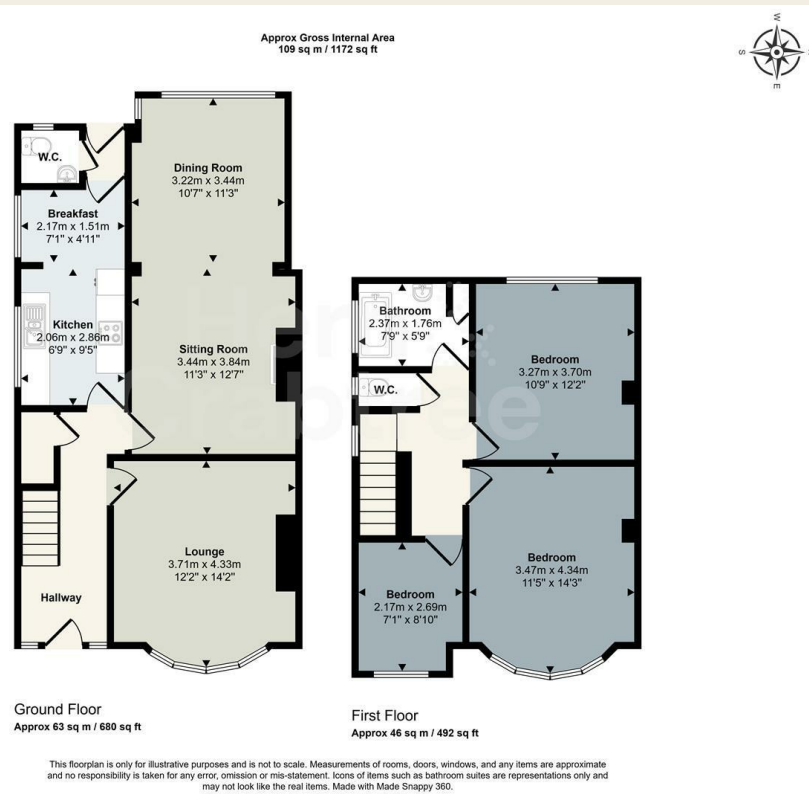
appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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) <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		
	53	78

England & Wales EU Directive 2002/91/EC



02920 620 202    heath@hern-crabtree.co.uk    hern-crabtree.co.uk    304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.