

St. Angela Road

HEATH, CARDIFF, CF14 4DN

GUIDE PRICE £375,000

Hern &
Crabtree



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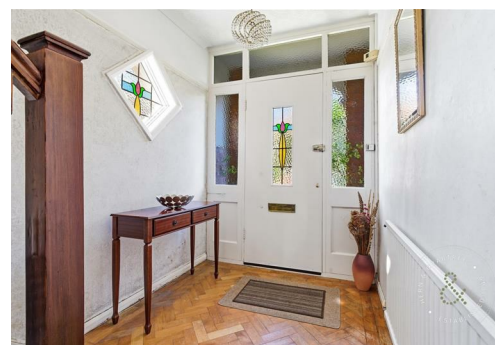
Positioned within the ever popular Saints area of Heath, this traditional semi detached house presents a rare opportunity to acquire a home that has been carefully held and looked after over many years, now ready for its next chapter.

The house has a quiet, settled feel from the moment you step inside. Original features such as parquet flooring, stained glass windows and picture rails remain in place, giving a sense of its history, while the layout offers well balanced accommodation suited to both everyday living and future reconfiguration. There is clear scope to update and personalise, allowing a buyer to shape the property to their own style and needs.

To the rear, the garden extends further than first expected, with mature planting creating a sense of privacy and depth. A detached garage and rear lane access add a practical element that is often sought after but rarely found in this location.

Heath remains one of Cardiff's most established residential areas, known for its tree lined streets and strong sense of community. Both Heath Park and University Hospital of Wales are within easy reach, while local amenities can be found along Caerphilly Road and in nearby Whitchurch Village. The area is well served by reputable schools and benefits from excellent transport links into Cardiff city centre, making it a consistently popular choice for a wide range of buyers.

Offered to the market with no onward chain, this is a home with genuine potential in a location that continues to perform.



1127.00 sq ft

Entrance Porch

Enclosed entrance porch with tiled surrounds and tiled flooring, providing a practical space before entering the main home.

Entrance Hall

Entered via a traditional wooden front door with inset stained glass and matching obscure glazed panels to the side and above. A welcoming hallway with parquet wood flooring, picture rail, radiator and stairs rising to the first floor with original wooden handrail and spindles. Twin stained glass windows to the side add character and natural light. Understairs storage cupboard housing meters.

Lounge

Positioned to the front with a double glazed bay window. Features include parquet wood flooring, picture rail, radiator and a gas fireplace with wooden mantel, tiled inserts and granite hearth.

Dining Room

Located to the rear with a double glazed bay window overlooking the garden. Curved ceiling detail, picture rail, radiator and parquet flooring. Gas fireplace with back boiler.

Kitchen / Breakfast Room

Fitted with a range of wall and base units with work surfaces over. Includes a four ring gas hob, integrated oven, one bowl sink and drainer, and space for a fridge. Dual aspect with a double glazed window to one side and single glazed window to the other door leading to:

Utility Room

A useful additional space with windows to the rear and door opening out to the garden. Fitted with wall and base units, work surfaces, stainless steel sink and drainer, plumbing for washing machine and space for further appliances. Radiator and stone composite flooring. Access hatch.

Cloakroom

Accessed from the utility room, comprising WC with tiled flooring.

Landing

Light and airy landing with double glazed window to the

side, loft access hatch, picture rail and matching balustrade.

Bedroom One

Generous principal bedroom with double glazed bay window to the front, stripped wooden flooring, radiator and picture rail.

Bedroom Two

Double bedroom with double glazed window to the rear, fitted wardrobes, radiator and stripped wooden flooring.

Bedroom Three

Single bedroom with double glazed window to the front, stripped wooden flooring, radiator and picture rail.

Family Bathroom

Four piece suite comprising bath, separate shower quadrant with plumbed shower, WC and wash hand basin. Obscure double glazed window to the rear, part tiled walls, stripped wooden flooring and airing cupboard housing hot water tank.

Front Garden and Driveway

Lawned frontage with low brick boundary wall, mature shrubs and tree. Driveway to the side providing off road parking.

Rear Garden

A deceptively spacious and well stocked rear garden with patio area, mature trees, shrubs and flower borders. Further garden section to the rear with gated access to a lane. Access to a detached single garage with up and over door.

Disclaimer

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.



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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

