

# Caerphilly Road

HEATH, CARDIFF, CF14 4NS

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**





# Caerphilly Road

This attractive bay-fronted mid-terrace house on Caerphilly Road, Heath, combines original charm with stylish modern touches. Carefully modernised while retaining character features such as coved ceilings, picture rails, stripped wooden floors, and period fireplaces, the home strikes the right balance between traditional style and contemporary comfort.

At the heart of the property is a beautifully designed open plan kitchen and dining space, fitted with wooden worktops, a Belfast sink, integrated appliances, and a sociable breakfast bar. The dining area features a handsome fireplace and overlooks the rear garden, making it an ideal setting for both family life and entertaining. A welcoming lounge with a working cast iron fireplace and bay window provides a cosy retreat. Upstairs, three bedrooms are served by a superb modern bathroom with sleek tiling, raindrop shower, heated towel rail, and clever storage solutions.

The rear garden offers an enclosed and private space with a paved seating area, lawn, mature shrubs, and rear lane access, while the front is neatly landscaped with paving, slate chippings, and railings. Parking bays are available directly outside along the road.

Situated in Heath, one of Cardiff's most desirable residential areas, the property benefits from an excellent mix of amenities. Caerphilly Road is lined with shops, cafés, and restaurants, while Heath Park provides open green spaces, tennis courts, and a children's play area within walking distance. Families are well served by local schools such as Ton-Yr-Ywen Primary and Llanishen High, alongside Welsh-medium and private options nearby. The location is also ideal for commuters, with regular bus services, easy access to the A48 and M4, and both Heath Low Level and Heath High Level train stations offering direct routes into Cardiff Central.

A charming mid-terrace home that combines period character with stylish modern living in one of Cardiff's most convenient and well-connected suburbs.

- Attractive bay-fronted period home in Heath
- Open plan kitchen and dining room with fireplace and garden access
- Ground floor cloakroom
- Family bathroom with raindrop shower and concealed combination boiler
- Excellent location near Heath Park, schools, and transport links
- Spacious lounge with working cast iron fireplace
- Fitted kitchen with Belfast sink and integrated appliances
- Three bedrooms with fitted wardrobes to main
- Enclosed rear garden with lane access



**928.00 sq ft**

#### Entrance Hall

A stone-built front porch with period tiled floor opens via a double-glazed PVC door with obscure glazing and matching side and overhead windows. The entrance hall features painted wooden stairs with a central carpet runner rising to the first floor, coved ceiling, picture rail, radiator, and original period tiled flooring. A gas meter is neatly concealed within a cupboard under the stairs, with an alcove recess for coats and shoes, plus a further built-in storage cupboard.

#### Living Room

A charming reception room with a double-glazed bay window to the front aspect. Features include a coved ceiling, picture rail, cast iron working fireplace with tiled hearth and wooden mantelpiece, stripped wooden flooring, and radiator.

#### Kitchen / Diner

A spacious family area with a rear bay window, additional rear window, and glazed door to the garden. The dining area boasts a handsome working fireplace with slate mantel, tiled hearth and surround, picture rail, radiator, and stripped wooden flooring. The kitchen is fitted with a selection of wall and base units with wooden worktops, Belfast sink, space for a gas range cooker with hood over, integrated fridge/freezer, slimline dishwasher, and washing machine. Pendant lights sit over a breakfast bar, while tiled flooring and a vertical radiator complete the space.

#### Cloakroom

Accessed via the kitchen, this room has an obscure glazed window to the side, WC, wash basin, half-height wood panelling, and tiled flooring.

#### First Floor

Stairs rise with a wooden handrail and spindle balustrade to a light landing with coved ceiling.

#### Bedroom One

A generous double with a bay window to the front aspect, fitted wardrobes to alcoves, coved ceiling, picture rail, and radiator.

#### Bedroom Two

A further double bedroom with a rear aspect window, coved ceiling, picture rail, and radiator.

#### Bedroom Three

A good-sized single room with front aspect window, coved ceiling, and radiator.

#### Bathroom

With an obscure glazed window to the rear, the bathroom is fitted with a bath and glass screen, raindrop shower head with separate mixer, WC, wash basin, heated towel rail, part-tiled walls, tiled floor, and extractor fan. A sliding door conceals a gas combination boiler with additional shelving for storage. Loft access hatch.

#### Outside

##### Front Garden

To the front, a low-maintenance garden with paving, slate chippings, and wrought-iron railings set behind a low-rise brick wall. A grass verge lies beyond with multiple bays providing off-street parking.

##### Rear Garden

To the rear, an enclosed garden features a stone-chipping seating area, brick-paved pathway, lawn, mature shrubs, and a rear lane access gate, plus an outside cold-water tap.

#### Tenure

Freehold

#### 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.



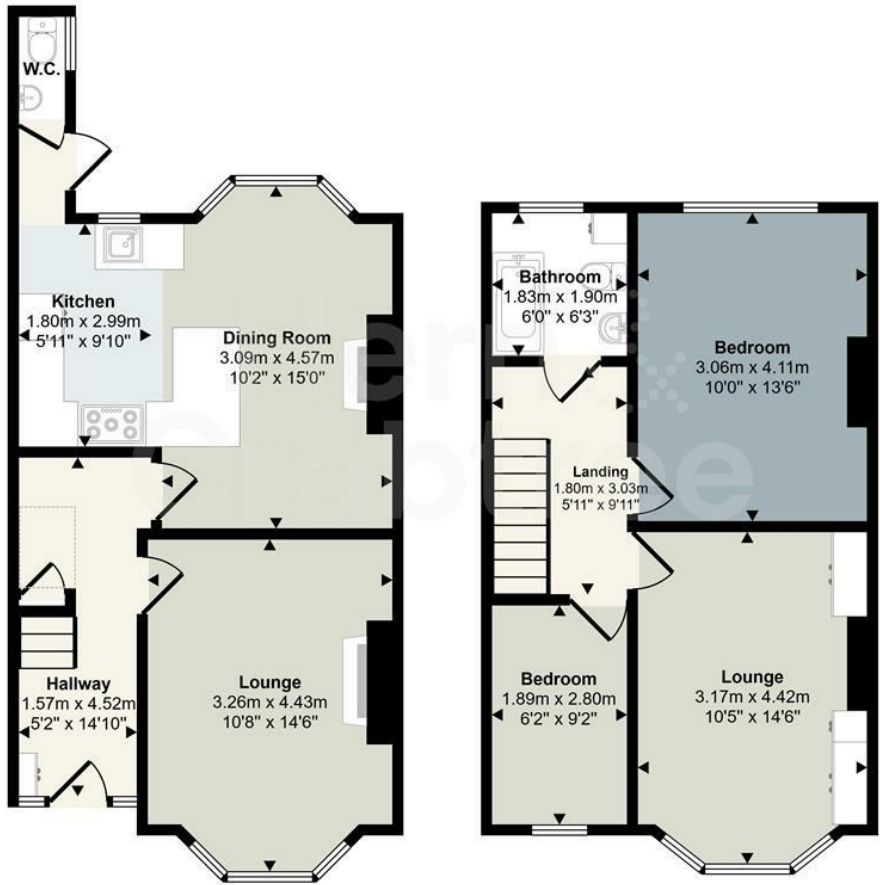




Approx Gross Internal Area  
86 sq m / 928 sq ft



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	49	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor  
Approx 44 sq m / 473 sq ft

First Floor  
Approx 42 sq m / 455 sq ft

Denotes head height below 1.5m

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.

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