

Coronation Road

HEATH, CARDIFF, CF14 4QY

GUIDE PRICE £319,950

**Hern &
Crabtree**



Coronation Road

Occupying a sought after position in the heart of Heath, this beautifully presented period terrace has been thoughtfully extended and carefully maintained to create a home that combines character, practicality and everyday comfort. Behind its attractive façade, a welcoming entrance hall with traditional tiled flooring leads to a bright bay fronted living room, while to the rear a generous dining room flows seamlessly into the extended kitchen, creating a sociable space that is ideal for family life and entertaining. French doors open directly onto the landscaped rear garden, allowing natural light to flood the space throughout the day.

The first floor provides three well proportioned bedrooms, including two with bespoke fitted wardrobes, together with a well appointed family bathroom. Throughout the home there is a wonderful balance of original character and carefully considered improvements, resulting in interiors that feel both warm and inviting.

Outside, the landscaped rear garden has been designed for ease of maintenance and enjoyment, featuring paved seating areas, raised sleeper flower beds, a lawn and the rare advantage of secure off street parking accessed via an electric roller shutter door. A charming forecourt garden enhances the property's kerb appeal.

Coronation Road is one of Heath's most popular residential addresses, ideally placed for a wide range of amenities. Heath Park and the University Hospital of Wales are both within walking distance, while excellent local shops, cafés and everyday conveniences can be found nearby. The area is particularly popular with families thanks to its well regarded schools and strong community feel. Heath High Level and Heath Low Level railway stations provide direct services into Cardiff city centre, while nearby A48 and M4 links make commuting across South Wales straightforward.



Approx 1019.00 sq ft

Storm Porch

Entered via a double glazed composite entrance door to the front aspect. Tiled half-height walls and door opening into the entrance hall.

Entrance Hall

Period tiled flooring. Staircase rising to the first floor with stripped wooden balustrade, central carpet runner and handrail. Radiator and concealed gas meter cupboard. Doors lead to the living room and kitchen/dining room.

Living Room

Double glazed bay window to the front aspect. Radiator. Wood laminate flooring. Staggered shelving set within the alcoves and a concealed storage cupboard.

Dining Area

Double glazed window to the rear aspect. Two radiators. Tiled flooring. Open plan connection with the extended kitchen, creating a sociable kitchen and dining space. Understairs cloakroom.

Cloak Room

WC and wash hand basin. Tiled walls and flooring.

Kitchen

Double glazed window to the side aspect together with double glazed French doors opening onto the rear garden, flanked by windows allowing further natural light into the room. A range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated five burner gas hob with cooker hood over, integrated double oven and grill, integrated full-length dishwasher, one and a half bowl ceramic sink with mixer tap, plumbing for washing machine and space for fridge/freezer. Tiled flooring and a series of recessed spotlights.

First Floor Landing

Arts and Crafts inspired spindle balustrade and bannister. Built-in linen cupboard and access hatch to the loft.

Bedroom One

Two double glazed windows to the front aspect. Bespoke fitted wardrobes set into the alcoves and radiator.

Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobes within the alcoves and radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Wood laminate flooring and access hatch to the rear loft space.

Bathroom

Double glazed obscure window to the side aspect. Bath with electric shower over and glass shower screen, WC and wash hand basin. Part tiled walls and tiled flooring. Chrome heated towel rail, mirrored vanity cupboard, recessed spotlights and extractor fan.

Front Garden

A gated front forecourt enclosed by a low-level brick wall, with mature bay trees and stone chippings providing an attractive approach to the house.

Rear Garden

A generously proportioned and thoughtfully landscaped rear garden, beginning with a stone paved patio adjoining the house. The side return is finished with stone chippings and has an outside cold water tap.

Matching stone paving continues through the garden, accompanied by raised railway sleeper borders planted with a variety of shrubs and flowers. A lawn runs alongside the pathway towards the rear of the plot, where there is a hardstanding area with timber framed storage shed. At the far end, a gated driveway provides off-street parking for two small vehicles or one larger vehicle and is secured by an electric roller shutter door. The garden also benefits from hardwired exterior lighting and a security light, with timber fencing to one boundary and a low-level brick wall to the other.

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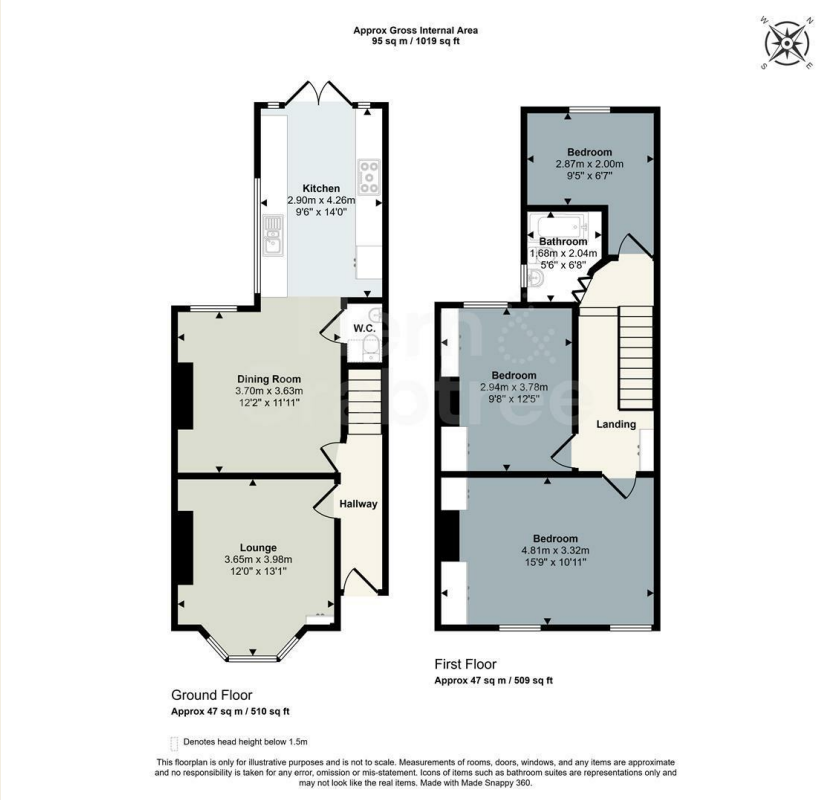
Council Tax Band: E

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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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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