St. Augustine Road, Heath, Cardiff

Hern & Crabtree

£485,000

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

Key Features

- Beautifully presented semi-detached home
- Three double bedrooms
- Two characterful reception rooms
- Original tiled and parquet flooring
- Downstairs Cloakroom and Utility
- Light-filled rear dining room
- Four-piece family bathroom
- Generous enclosed rear garden
- Versatile garage / ancillary space

A beautifully presented three-bedroom semi-detached home in Heath, where period character and thoughtful finishing come together with a generous garden and useful additional space to the rear.

The entrance hall sets the tone with original tiled flooring, decorative glazing and a solid timber staircase. To the front, the living room is framed by a bay window and herringbone parquet floor, with coving and a handsome fireplace giving the room a strong sense of character. A second reception room continues the same warm palette, with parquet flooring, ceiling rose and another decorative fireplace, while the rear dining room opens directly onto the garden through glazed doors beneath rooflights, creating a particularly inviting space for everyday family life and entertaining.

The kitchen is fitted with granite work surfaces, a double stainless-steel sink, gas hob, integrated double oven and dishwasher, with tiled flooring and space for a large fridge freezer. Upstairs are three double bedrooms, all with timber flooring and coved ceilings, including a generous principal bedroom with bay window, wall panelling and a curved radiator beneath. The bathroom is fully tiled and arranged with a bath and separate walk-in shower.

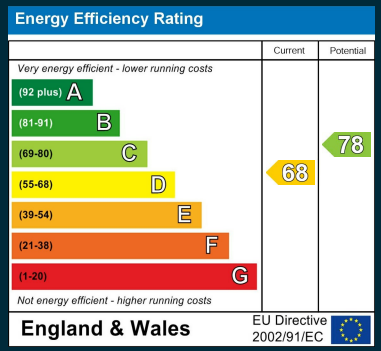
Outside, the house is approached through a low rendered wall and ironwork frontage, with a driveway continuing along the side. The large rear garden offers a paved terrace and established boundaries, while the garage provides useful ancillary space with power, lighting, rooflights, glazing and water.

St Augustine Road sits in a well-connected part of Heath, close to the University Hospital of Wales, Birchgrove shops and Caerphilly Road. Roath Park, with its lake, gardens and recreation spaces, is also within easy reach. Heath Low Level provides direct rail services towards Cardiff Central, while nearby schools include Birchgrove Primary, St Joseph's RC Primary and Ton-Yr-Ywen Primary, with a number of secondary schools also serving the wider area.

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.

Council Tax Band: F

Approx 1261.00 sq ft



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