

Clodien Avenue

HEATH, CARDIFF, CF14 3NL

GUIDE PRICE £370,000

**Hern &
Crabtree**



Clodien Avenue

Set on a well regarded residential avenue in the Heath, this attractive period home offers generous proportions, original detailing and a thoughtful layout suited to modern family life while retaining its traditional character. High ceilings, bay windows and fireplaces speak to the home's heritage, while light filled rooms create a calm and welcoming atmosphere throughout.

The ground floor flows comfortably from a formal living room to a dining space overlooking the garden, with the kitchen positioned to the rear and enjoying excellent natural light. Upstairs, three bedrooms are arranged around a central landing, complemented by a well appointed bathroom with skylight. Outside, the rear garden provides a private and practical setting with the additional benefit of a detached garage and rear lane access.

The Heath is one of Cardiff's most popular residential areas. Nearby Whitchurch Road offers a diverse range of independent shops, cafes and restaurants, while the city centre is easily accessible for cultural venues, dining and retail.

The area is well served with schools, including primary and secondary options, as well as Cardiff University and the University Hospital of Wales. Heath and Ty Glas railway stations provide regular services into Cardiff Central and beyond, while convenient road links connect swiftly to the A48, A470 and M4. Green spaces such as Heath Park and nearby Roath Park offer opportunities for walking, recreation and outdoor leisure, making this an appealing location for those seeking a balance of city living and open space.

- Attractive period home in sought after Heath area
- Bay fronted living room with original fireplace
- Light filled kitchen with integrated appliances
- Enclosed rear garden with lawn and seating area
- Convenient access to Cardiff City Centre, schools and transport links
- Three well proportioned bedrooms
- Dining room overlooking the rear garden
- First floor bathroom with skylight
- Detached garage with power and rear access



1072.00 sq ft

Entrance

A solid front door with original stained glass encapsulated in modern double glazing to either side, opens into a welcoming entrance hallway. The space is defined by high ceilings with original coving, original tiled flooring, a picture rail and dado rail, setting the tone for the period character found throughout. Stairs rise to the first floor, with a useful open storage area beneath, and a radiator provides warmth.

Living Room

The principal living room sits to the front of the property and is bathed in natural light from a double glazed bay window. An original fireplace forms an attractive focal point, complete with a wooden surround, cast iron insert and gas powered fire. The proportions of the room allow for comfortable seating and entertaining, while a radiator sits neatly within the space.

Dining Room

To the rear, the dining room enjoys views over the garden through a double glazed window. A tiled floor adds practicality, complemented by a ceiling rose and picture rail. There is a built in storage cupboard and an original fireplace with a wooden surround, marble hearth, cast iron insert and gas powered fire. The dining room also has electric underfloor heating

Kitchen

A single step leads down into the kitchen, which benefits from double glazed windows to the rear and side, drawing in plenty of daylight. Fitted with laminate work surfaces and a composite sink with drainer, the kitchen includes an integrated four ring electric hob, oven, grill and microwave. There is space and plumbing for a washing machine, dishwasher and tumble dryer, along with tiled splashbacks and radiator heating.

First Floor

Landing

The first floor landing provides access to the loft and includes a dado rail and a useful storage cupboard, with part wooden flooring continuing through.

Bedroom One

Bedroom one is positioned at the front and features a double glazed bay window. Wooden flooring, a radiator and an original fireplace, currently not in use, add to the room's character and sense of space.

Bedroom Two

Bedroom two overlooks the rear garden and includes a double glazed window, wooden flooring and a radiator.

Bedroom Three

Bedroom three also faces the rear and offers a double glazed window and radiator, making it suitable as a bedroom, study or nursery.

Bathroom

The bathroom is fitted with a bath and integrated shower, wash hand basin and WC. A skylight provides natural light, while tiled flooring, a radiator and heated towel rail complete the room.

Outside

Front

Outside, the front of the property is set behind a low boundary wall with an original tiled pathway leading to the front door and a small area for bin storage.

Rear Garden

To the rear, the garden is arranged with a paved seating area and lawn, enclosed by brick walls to both sides. Raised flower beds add structure, and a cold water tap is in place.

Garage

The detached double garage benefits from an electric powered automatic door and access to the rear lane.

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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.





Approx Gross Internal Area
100 sq m / 1072 sq ft



Ground Floor
Approx 49 sq m / 532 sq ft

First Floor
Approx 50 sq m / 539 sq ft

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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Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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