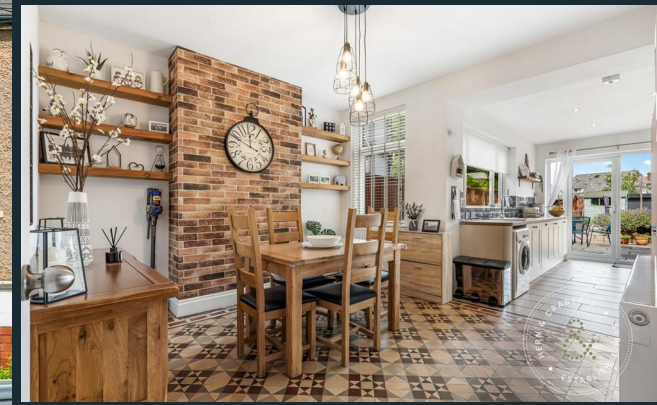


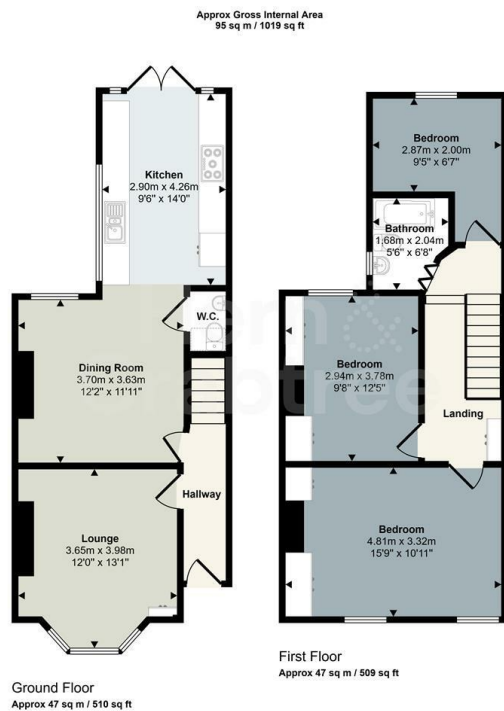
Coronation Road, Cardiff

Guide Price £319,950

**Hern &
Crabtree**



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



Key Features

- Three bedroom period terraced home
- Bay fronted living room
- Landscaped rear garden
- Bespoke fitted wardrobes
- Close to Heath Park, UHW and railway stations
- Extended kitchen and dining space
- Ground floor cloakroom
- Secure off street parking with electric roller door
- Excellent Heath location

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		70
(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

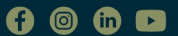
Council Tax Band: E

Hern & Crabtree

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

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.