

St. Brioc Road

HEATH, CF14 4HJ

GUIDE PRICE £525,000

**Hern &
Crabtree**



St. Brioc Road

No Onward Chain. This impressive extended semi-detached home on St. Brioc Road, Heath, offers the perfect balance of character and modern style. Set over three floors, the property provides flexible family living with four bedrooms, two bathrooms and a fantastic open-plan kitchen/diner with bi-fold doors to the garden.

The ground floor begins with a welcoming hallway, front lounge with bay window and a separate sitting room featuring a cast iron wood-burning stove. The rear extension houses a stylish open plan kitchen/dining space with skylights and bi-fold doors, flowing seamlessly to the garden. A utility room and cloakroom complete the floor. Upstairs, there are three bedrooms and a four-piece family bathroom, while the top floor boasts a superb principal bedroom with fitted wardrobes and en-suite.

Externally, the home offers a block-paved driveway for two cars, landscaped rear garden, and a garage with an adjoining purpose-built office – ideal for home working.

About Heath

Heath is one of Cardiff's most sought-after suburbs, popular with families and professionals for its leafy streets, excellent schools and green open spaces. Heath Park and Roath Park are both nearby, along with the University Hospital of Wales. Local shops, cafés and amenities are all within easy reach, while regular bus and train services link directly to Cardiff city centre. Access to the A48 and M4 makes commuting straightforward. This location combines convenience with community, making it an excellent choice for buyers looking to settle in a desirable part of the city.



1531.00 sq ft

Porch

Entered via a double glazed obscure PVC door with matching side window. Oak wood flooring. Further double glazed door with obscure panel leading into the hallway.

Hallway

Stairs to first floor, coved ceiling, radiator, oak wood flooring and understairs cupboard.

Cloakroom

Obscure double glazed window to the side, WC and wash hand basin, radiator, oak wood flooring, part tiled walls.

Lounge

Bay-fronted double glazed window to the front aspect, gas fireplace with stone hearth and surround, radiator.

Sitting Room

Open to the kitchen/diner with oak wood flooring, radiator and a cast iron wood-burning stove set into chimney breast with tiled hearth.

Dining area

A beautifully presented open plan dining area with feature bi folding doors to the rear elevation giving access to the good size garden. Two skylight windows. Smooth plastered ceiling. Spotlights to the ceiling. Contemporary style vertical radiator. Space for table and chairs. Open to:

Kitchen

Part of a rear extension forming an L-shaped open plan space. Bi-fold doors open to the garden with two skylight windows above for natural light. Fitted with a range of wall and base units with worktops, half bowl sink and drainer with pull-down spray mixer tap, Bosch integrated dishwasher, integrated oven, ceramic hob with cooker hood and tiled splashbacks. Double glazed window to the side, tiled flooring, vertical radiator.

Utility area

Squared archway from the kitchen. Obscure double glazed side window, plumbing for washing machine and space for tumble dryer. Space for American-style fridge/freezer with water connection.

Landing

Smooth plastered ceiling. Coving to the ceiling. Staircase rising to the second floor with newel posts and spindles. UPVC double glazed window to the side elevation.

Bedroom One

Bay fronted double glazed window to the front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to the front, radiator and large pull-down loft access hatch to additional storage.

Bathroom

Obscure double glazed rear window. Fitted with bath, separate shower quadrant with plumbed shower and glass screen, WC and wash hand basin with mirrored vanity cupboard and light. Heated towel rail, part tiled walls, laminate flooring, extractor fan and shaver point.

Second Landing

Double glazed window. Smooth plastered ceiling. Spotlights to the ceiling. Door to:

Bedroom Four

Bright double bedroom with two rear skylight windows, fitted wardrobes and further eaves storage, two radiators, good ceiling height.

En Suite

Obscure skylight window, shower quadrant with plumbed shower, WC, wash hand basin with mirrored vanity unit, shaver point, part tiled walls and tiled floor.

Outside front

Key block paved driveway providing off-street parking for two vehicles. Low brick wall with mature shrubs, outside lighting and electric car charging point. Driveway continues to the side with gated access to rear garden and access to garage.

Outside rear

Enclosed garden with raised paved patio area, steps down to a lawn with flower and shrub borders. Outside lighting.

Garage & Home Office

Single garage with up-and-over door to driveway, natural light window, power, lighting and separate fuse board. To the rear, a purpose-built office accessed via its own double glazed door from the garden, with double glazed windows, power, luxury vinyl flooring and ventilation point for freestanding air conditioning unit.

Tenure

Freehold

Disclaimer

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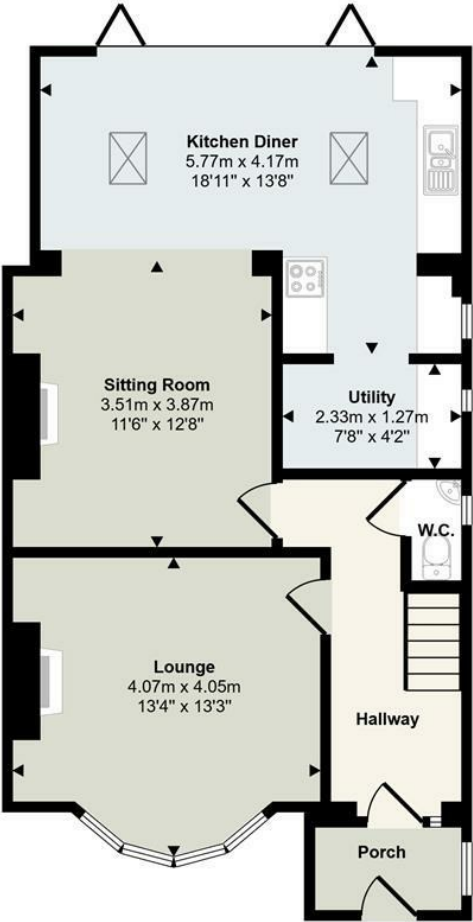
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





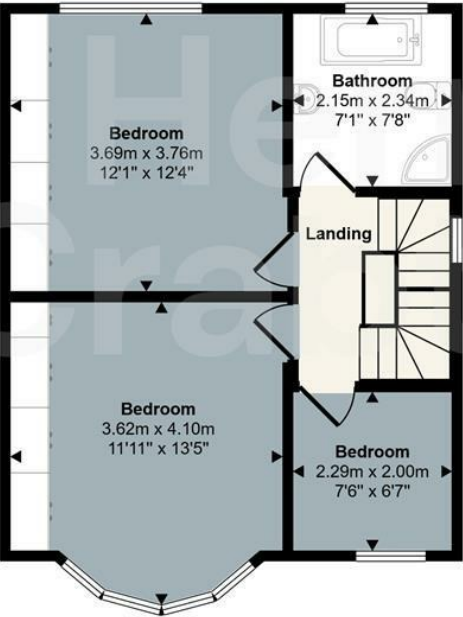
Approx Gross Internal Area
142 sq m / 1531 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

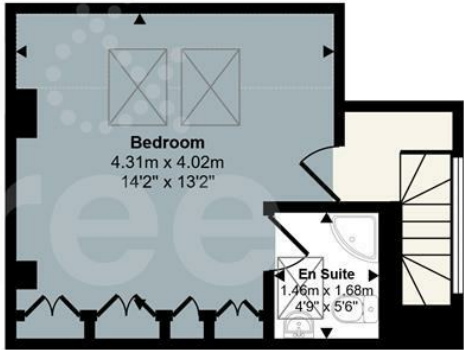


Ground Floor
Approx 64 sq m / 692 sq ft

Denotes head height below 1.5m



First Floor
Approx 45 sq m / 481 sq ft



Second Floor
Approx 24 sq m / 258 sq ft



Outbuilding
Approx 9 sq m / 99 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.

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



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