

St. Ambrose Road

HEATH, CARDIFF, CF14 4BG

GUIDE PRICE £525,000

**Hern &
Crabtree**



St. Ambrose Road

Elegant period detailing and a beautifully considered rear extension come together at this immaculate semi-detached home in the heart of Heath. Behind its stained glass entrance, the house has been finished in a soft, neutral palette that allows the original character to take centre stage, from refurbished parquet flooring and ceiling roses to picture rails, coving and bay windows.

The front living room retains a more traditional atmosphere, while to the rear the house opens into an impressive kitchen, dining and sitting space designed around everyday family life. Shaker cabinetry, butcher block worktops and a substantial island give the kitchen warmth and presence, before the room steps down into the extended living area. Here, a glazed roof lantern draws light from above and French doors open directly onto the garden, creating an easy connection between inside and out. A utility room and cloakroom complete the ground floor.

Upstairs are three bedrooms and a particularly characterful four-piece bathroom, where a claw-foot roll-top bath, separate shower and stained glass detailing sit comfortably alongside the home's period architecture.

Outside, there is generous driveway parking, a detached garage and an established rear garden with patio, pergola, lawn and mature planting.

St Ambrose Road occupies a sought-after position in Heath, well placed for the University Hospital of Wales and the green open spaces of Heath Park. Roath Park and its lake are also within easy reach, while nearby Heath, Birchgrove and Whitchurch Road provide a varied choice of cafés, shops and everyday amenities. Local schools serve the surrounding neighbourhood, with catchment information available through Cardiff Council. Heath High Level and Low Level stations provide rail connections towards Cardiff city centre and beyond, complemented by local bus routes and convenient access to the A48 and M4.



Approx 1264.00 sq ft

Council Tax Band: F

Entrance Porch

Double glazed aluminium French doors with an arched window above open into a stone-built entrance porch. A traditional stained glass wooden entrance door, with coordinating stained glass panels to either side and above, provides an attractive introduction to the house and leads into the entrance hall.

Entrance Hall

A welcoming hallway retaining much of the character of the original house, with a coved ceiling, picture rail and beautifully refurbished wood parquet flooring. Stairs rise to the first floor with useful storage beneath, together with a radiator. Doors provide access to the principal ground floor rooms.

Living Room

A double glazed bay window overlooks the front aspect and brings plenty of natural light into the room. The character of the house continues with wood parquet flooring, coved ceiling, picture rail and ceiling rose. A gas fire sits within a stone surround and mantel, while a curved radiator follows the line of the bay.

Open Plan Kitchen, Sitting & Dining Room

The kitchen is fitted with a range of Shaker-style wall and base units complemented by butcher block wooden work surfaces. There is space for an American-style fridge freezer and a gas range cooker, with an extractor fitted above within the chimney breast and tiled splashbacks.

A central island forms a natural breakfast bar and incorporates a one-and-a-half bowl sink and drainer together with an integrated full-length dishwasher. Further details include a wine rack, open plate racks, tiled flooring, spotlights and a radiator.

One step leads down into the extended sitting and dining area, where a double glazed sun lantern draws natural light from above and double glazed wooden French doors, with coordinating windows either side, open directly onto the rear garden.

Amtico flooring is laid in a parquet pattern, providing a sympathetic visual connection with the original flooring elsewhere in the house. A radiator and series of recessed spotlights complete this generous and sociable living space.

Utility Room

A double glazed obscure window faces the side aspect. Fitted with a selection of wall and base units with work surfaces over, a single bowl sink and drainer and plumbing for a washing machine. There is additional tall storage, tiled flooring and a radiator, with a door leading into the cloakroom.

Cloakroom

A double glazed obscure window faces the side aspect. Fitted with a WC, radiator and tiled flooring.

First Floor Landing

The staircase rises from the entrance hall with traditional wooden newel posts, spindles and matching handrail. A stained glass feature window provides a particularly attractive focal point on the half landing. The main landing provides access to three bedrooms and the family bathroom, together with a loft access hatch and pull-down ladder.

Bedroom One

A double glazed bay window overlooks the front aspect. The room retains period detailing including a coved ceiling, picture rail and ceiling rose, together with a curved radiator following the bay.

Bedroom Two

A double glazed window overlooks the rear garden. A series of fitted floor-to-ceiling wardrobes provides extensive storage, complemented by a coved ceiling, picture rail, ceiling rose and radiator.

Bedroom Three

A double glazed window overlooks the front aspect. The room has a fitted corner cupboard, coved ceiling, picture rail and radiator.

Family Bathroom

A double glazed obscure window faces the rear aspect, while an inset stained glass window within the shower area provides borrowed natural light and an attractive decorative detail between the bathroom and landing.

The four-piece suite comprises a freestanding slipper-style roll-top bath with claw feet, mixer tap and shower attachment, a Savoy-style wash hand basin, WC and separate tiled shower enclosure with sliding glass screen, shower and separate mixer controls.

Further details include vinyl flooring, radiator, coved ceiling, recessed spotlights, extractor fan and a mirror above the wash basin with lighting positioned either side.

Front Garden & Driveway

The property is approached across a concrete paved driveway providing off-road parking for several vehicles. Railings and gated side access lead through towards the rear garden and detached garage.

Rear Garden

The rear garden has been arranged to offer several distinct spaces for relaxing and entertaining. A patio extends from the house and provides access to the detached garage, while a wooden pergola creates a sheltered sitting area.

Beyond, the garden opens onto an established lawn framed by mature shrubs, trees and planted borders, creating a green and private backdrop to the house. Outside lighting and power points are also provided, with gated access connecting back to the front of the property.

Detached Garage

Accessed from the rear garden as well as via an up-and-over garage door, with additional storage incorporated at the rear.

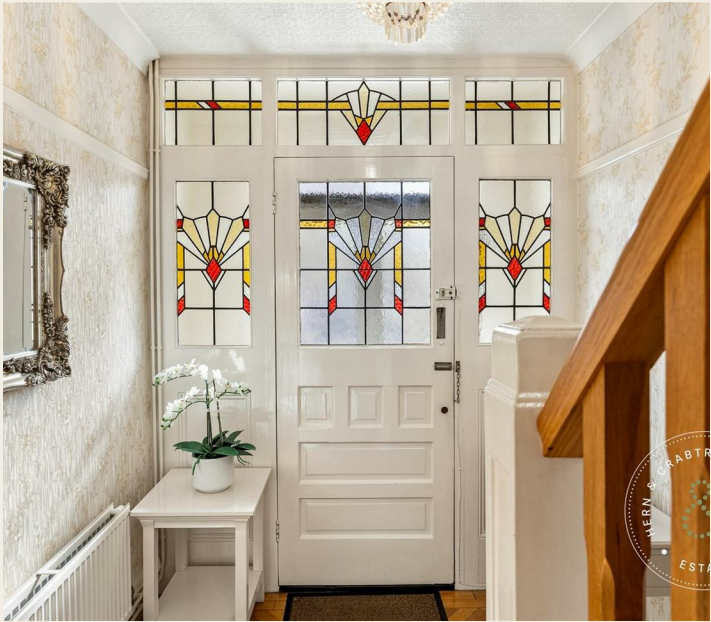
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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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