

Heol Dewi Sant

CARDIFF, CF14 4NN

GUIDE PRICE £320,000

**Hern &
Crabtree**



Heol Dewi Sant

Situated in the ever-popular Heath district of Cardiff, this distinctive and versatile three-storey home offers generous, well-balanced accommodation ideally suited to modern family living or professional buyers seeking excellent transport links and local amenities.

The ground floor provides practical and flexible space, comprising a bedroom, shower room, utility room and integral garage, ideal for guests, multi-generational living or home working.

To the first floor, the principal living accommodation creates a natural separation between private and social spaces. A bright front-facing living room enjoys an abundance of natural light, while the rear kitchen dining room forms the heart of the home and perfectly designed for both relaxed family meals and entertaining on a larger scale.

The second floor hosts two well-proportioned double bedrooms, each benefitting from en suite facilities. The principal bedroom enjoys both bath and shower facilities, adding a touch of everyday luxury. This thoughtful layout offers flexibility for growing families, older children or visiting guests.

Heath is widely regarded as one of Cardiff's most convenient and desirable residential areas. Within easy reach are the University Hospital of Wales, Heath Park and Roath Park, providing expansive green spaces and leisure opportunities. Excellent local schools, independent shops and cafés are all close by, while Cardiff city centre is easily accessible via road and regular bus services. Birchgrove and Ty Glas railway stations are both within a five-minute walk, offering direct connections to Cardiff Central and beyond, ideal for commuters.

This well-positioned home combines space, practicality and connectivity in a highly sought-after Cardiff location.



1265.00 sq ft

Entrance Hall

Entered via a solid wooden door with double glazed secure glass panels to the upper half, the welcoming hallway has wooden flooring, coved ceiling, radiator and a useful storage cupboard. Stairs rise to the first floor.

Ground Floor Shower Room

Fitted with a walk in shower, WC and wash hand basin. Double glazed window to the side, vinyl flooring and radiator.

Utility Room

With a double glazed door to the rear incorporating secure glazed panels. Fitted with a wall unit housing the central heating boiler, laminate work surfaces and a stainless steel sink with drainer. There is space and plumbing for a washing machine and tumble dryer.

Reception room/Bedroom 3

A generous reception room with a double glazed bay window to the front aspect, wooden flooring and radiator. A comfortable and versatile space suited to a variety of uses.

Integral Garage

Integral garage accessed internally, featuring a manual up-and-over door and power supply.

First Floor Landing

With stairs rising to the second floor.

Living Room

Positioned to the front with two double glazed windows allowing for excellent natural light. Wooden flooring and two radiators.

Kitchen Dining Room

Located to the rear with two double glazed windows overlooking the garden. Fitted with wall and base units, laminate work surfaces and tiled splashbacks. Stainless steel sink with half drainer, integrated gas hob and integrated electric oven. Space for dishwasher and fridge. Vinyl flooring and radiator. A sociable space for everyday living and dining.

Second Floor Landing

Spacious second floor landing leading to two well-proportioned double bedrooms, each with its own en suite.

Bedroom One

Two double glazed windows to the front, radiator and access to en suite facilities.

En Suite

Comprising WC, wash hand basin, bath and shower enclosure. Tiled flooring and radiator.

Bedroom Two

Double glazed window to the rear and radiator and access to loft hatch.

En Suite to Bedroom Two

Fitted with WC, wash hand basin and walk in corner shower. Tiled flooring and radiator.

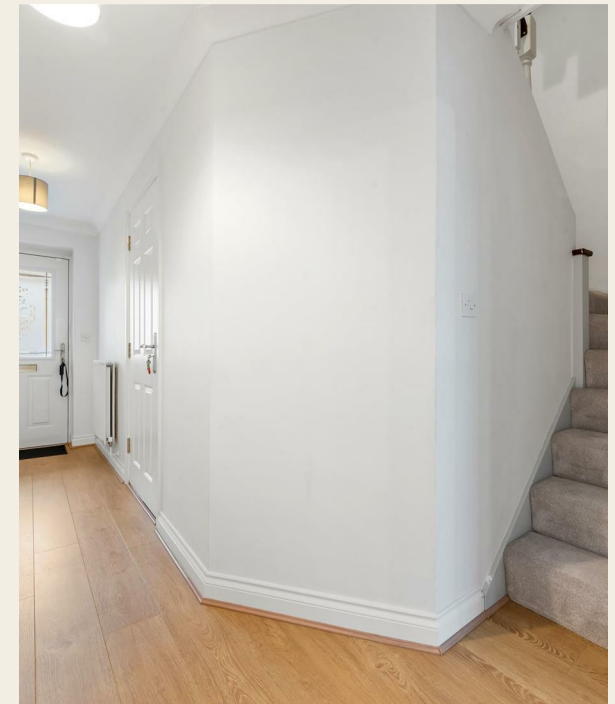
Outside

The property is set back from the pavement with a low railing and timber fencing. To one side, there is a footpath leading to a gate, while the other side opens onto decking which wraps around the property. There is also a paved area which would benefit from improvement.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

