

St. Angela Road, Heath

Guide Price £375,000

Hern & Crabtree
ESTABLISHED 1893



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

Key Features

- No onward chain
- In need of modernisation
- Three bedrooms
- Large rear garden with rear lane access
- Excellent potential to improve and extend
- Traditional 1950s semi detached house
- Popular Saints area of Heath
- Two reception rooms
- Detached single garage and driveway

Positioned within the ever popular Saints area of Heath, this traditional semi detached house presents a rare opportunity to acquire a home that has been carefully held and looked after over many years, now ready for its next chapter.

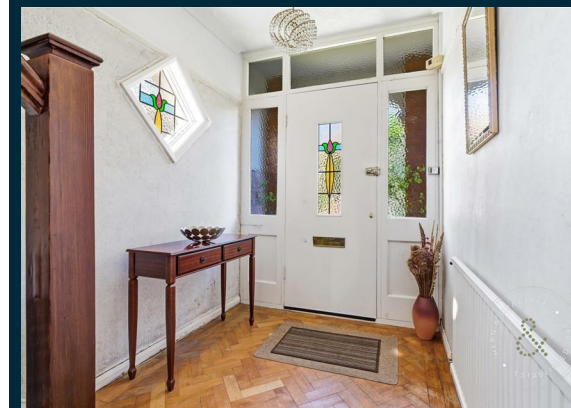
The house has a quiet, settled feel from the moment you step inside. Original features such as parquet flooring, stained glass windows and picture rails remain in place, giving a sense of its history, while the layout offers well balanced accommodation suited to both everyday living and future reconfiguration. There is clear scope to update and personalise, allowing a buyer to shape the property to their own style and needs.

To the rear, the garden extends further than first expected, with mature planting creating a sense of privacy and depth. A detached garage and rear lane access add a practical element that is often sought after but rarely found in this location.

Heath remains one of Cardiff's most established residential areas, known for its tree lined streets and strong sense of community. Both Heath Park and University Hospital of Wales are within easy reach, while local amenities can be found along Caerphilly Road and in nearby Whitchurch Village. The area is well served by reputable schools and benefits from excellent transport links into Cardiff city centre, making it a consistently popular choice for a wide range of buyers.

Offered to the market with no onward chain, this is a home with genuine potential in a location that continues to perform.

Approx 1127.00 sq ft



Approx Gross Internal Area
105 sq m / 1127 sq ft



Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	