

Crystal Rise

CARDIFF, CF14 4HP

GUIDE PRICE £600,000

**Hern &
Crabtree**



Crystal Rise

Set within a quiet cul de sac in the highly regarded suburb of Heath, Crystal Rise is an exceptionally well presented semi detached home that has been thoughtfully renovated to create a warm and welcoming family home of considerable style and practicality. Combining carefully restored character features with high quality finishes throughout, the property offers beautifully balanced living space across three floors together with a landscaped rear garden, generous parking and a superb detached gym outbuilding.

From the moment you arrive, the property immediately stands apart. A paved driveway provides parking for several vehicles, while inside, the interiors feel calm, refined and effortlessly functional. The main reception room centres around a working wood burner with sandstone surround, complemented by parquet flooring, coved ceilings and bespoke shelving. To the rear, the kitchen and dining space has been designed with modern family life in mind, offering a sociable arrangement that opens directly onto the garden through bifold doors and skylights that flood the room with natural light.

Upstairs, the accommodation continues to impress with four bedrooms arranged over two floors, including a rear bedroom with balcony overlooking the garden and a versatile top floor room ideal as a guest suite, home office or additional bedroom. Externally, the landscaped rear garden offers lawned areas, mature planting, seating spaces and a purpose built gym with electricity.

Heath remains one of Cardiff's most sought after residential areas, known for its excellent schools, strong transport links and close proximity to Heath Park, the University Hospital of Wales and Cardiff city centre. Roath Park, Llanishen Reservoir, cafés, independent shops and everyday amenities are all within easy reach, making this an ideal setting for buyers seeking both convenience and green open space.



1696.00 sq ft

Entrance Hall

Entered via a wooden-style UPVC front door with glazed upper panels beneath a covered entrance canopy. Double glazed window to the front. Staircase rising to the first floor with wooden bannisters. Coved ceilings, tiled flooring and radiator.

Lounge

Double glazed bay window to the front and single glazed leaded light feature window to the side. Beautifully presented reception room featuring parquet flooring, coved ceilings, built in shelving and a fireplace with sandstone surround, slate hearth and working wood burner. Radiator.

Cloakroom

Fitted with WC and wash hand basin. Tiled flooring, high dado rail and radiator.

Kitchen

Open plan to the dining area with an arched opening. Double glazed windows and skylights providing excellent natural light. Fitted with a range of wall and base units with quartz work surfaces incorporating a composite sink with carved drainer. Integrated dishwasher and five ring range cooker with double oven. Breakfast bar seating area. Parquet flooring, recessed lighting and coved ceilings.

Dining Room

Double glazed bifold doors opening onto the rear garden together with double glazed skylights overhead. Spacious reception and entertaining area with parquet flooring, recessed lighting, coved ceilings and vertical radiator.

Utility Room

Double glazed windows to the side. Fitted with laminate work surfaces incorporating stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Large storage cupboard.

First Floor Landing

Double glazed window to the side. Stairs rising to the second floor. Wooden bannisters and coved ceilings.

Bedroom One

Double glazed bay window to the front. Spacious double bedroom with coved ceilings, fitted wardrobes and radiator.

Bedroom Two

Double glazed doors opening onto a balcony overlooking the rear garden. Built in cupboards, coved ceilings and radiator.

Bedroom Three

Double glazed window to the front. Built in cupboards, coved ceilings and radiator.

Bathroom

Double glazed window to the side. Beautifully appointed family bathroom fitted with WC, wash hand basin, bath and integrated shower. Tiled walls and flooring together with heated towel rail radiator.

Second Floor Landing

Built in storage cupboard within the eaves. Wooden bannisters.

Bedroom Four

Double glazed skylight windows to the front and rear. Versatile double bedroom with wooden flooring and radiator.

Gym Outbuilding

Purpose built detached outbuilding currently utilised as a gym. Double glazed patio doors, recessed lighting, wooden flooring, radiator and power connected.

Front Garden & Driveway

Situated within a quiet cul de sac with paved driveway parking for three vehicles. Wooden side gates providing access to the rear garden.

Rear Garden

Beautifully landscaped rear garden with paved seating areas, lawn, gravel pathway, vegetable patch and mature planted borders. Additional features include outside lighting, electrical points, cold water tap, wood storage area, shed and secure gated side access.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance

only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

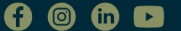
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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304 Caerphilly Road, Heath, Cardiff, CF14 4NS

A bright, modern living room with a large white sofa, a dark green fireplace wall, and a large window with a view of the outdoors. The room features a wooden parquet floor and a large mirror above the fireplace.