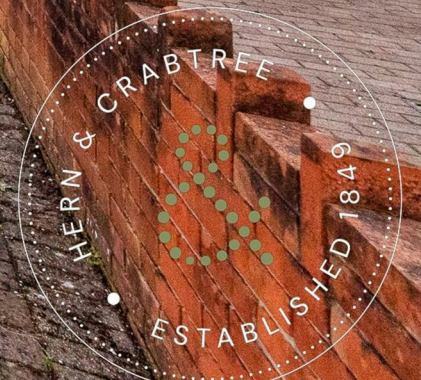


# St. Agatha Road

CARDIFF, CF14 4EA

**GUIDE PRICE £425,000**

**Hern &  
Crabtree**





# St. Agatha Road

Situated in the highly sought-after 'Saints' area of Heath, this traditional three-bedroom semi-detached home on St Agatha Road offers a fantastic opportunity for families to put their own stamp on a property in a prime location. Just a short walk from the expansive Heath Park and the University Hospital of Wales, this home offers a blend of peaceful residential living with easy access to local amenities, making it ideal for both families and professionals alike.

The property features a spacious living room and a separate dining room, providing an excellent layout for family living and entertaining, there is also a WC for added convenience. The kitchen, while functional, offers plenty of potential for modernisation and personalisation, allowing you to create your dream space. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for a growing family.

Externally, the property benefits from a good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The front garden and driveway provide off-road parking for added convenience.

This charming semi-detached home presents an exciting opportunity to create a modern, personalised family home in one of Heath's most desirable areas. With its great location and potential for renovation, it's perfect for those looking to invest and make it their own. Viewing is highly recommended to fully appreciate the potential this property offers.

- No chain
- Three bedrooms
- Close to amenities
- Off street parking
- Traditional semi detached home
- Sought after location
- Enclosed rear garden



# sq ft

## Entrance Porch

6'2 x 2'3

Entered via double glazed composite doors, original tiled floor, double obscure glazed stained glass composite door into the hallway.

## Hallway

Double obscure glazed matching stained glass windows to either side of the door. Stairs to the first floor, radiator. Decorative double glazed window to the side. Two under stair storage cupboard. Herringbone wood parquet flooring under the carpet. Doors to:

## WC

Under stair WC , double obscure glazed window.

## Living Room

10'6 x 28'0

Large living room diner with double glazed bay window to the front, double glazed panel doors into the dining room. Coved ceilings. Large brick work feature fireplace with wood burning stove and stone paved hearth. Two radiators.

## Dining Room

10'9 x 13'7

Double glazed windows to the rear, radiator, coved ceiling. Doors to living room.

## Kitchen

25'0 x 6'10

Double glazed windows to the side, double glazed patio doors to the rear, coved ceiling, tiled floor, radiator. 'Baxi' boiler. Fitted with wall and base units with laminate work tops over, five ring gas 'Range Master' cooker with oven, tiled splash back. Stainless steel 1.5 bowl sink and drainer. Integrated washing machine. Integrated fridge.

## First Floor

Dog-leg staircase rises from the entrance hall.

## Landing

Banister, double glazed window to the side, loft access hatch. Doors to:

## Bedroom One

11'9 x 15'2

Double glazed bay window to the front, curved bay radiator. Built-in wardrobes. Laminate flooring.

## Bedroom Two

13'0 x 11'4 max

Double glazed window to the rear, radiator, built-in wardrobes.

## Bedroom Three

7'0 x 9'5

Double glazed window to the front, radiator.

## Bathroom

9'7 x 7'5

Double obscure glazed window to the rear, additional window to the side. Radiator. Corner bath, WC, wash hand basin, tiled walls. Laid to carpet.

## External

### Front

Low rise wall, parking for at least three vehicles.

### Rear Garden

Enclosed rear garden with timber fencing and low rise wall, garage to the side. Laid to lawn. Gate to the front of the property.

### Garage

Single garage to the rear. Up and over door, power.

## Additional Information

We have been advised by the vendor that

the property is Freehold.

EPC - D

Council Tax Band -

## Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







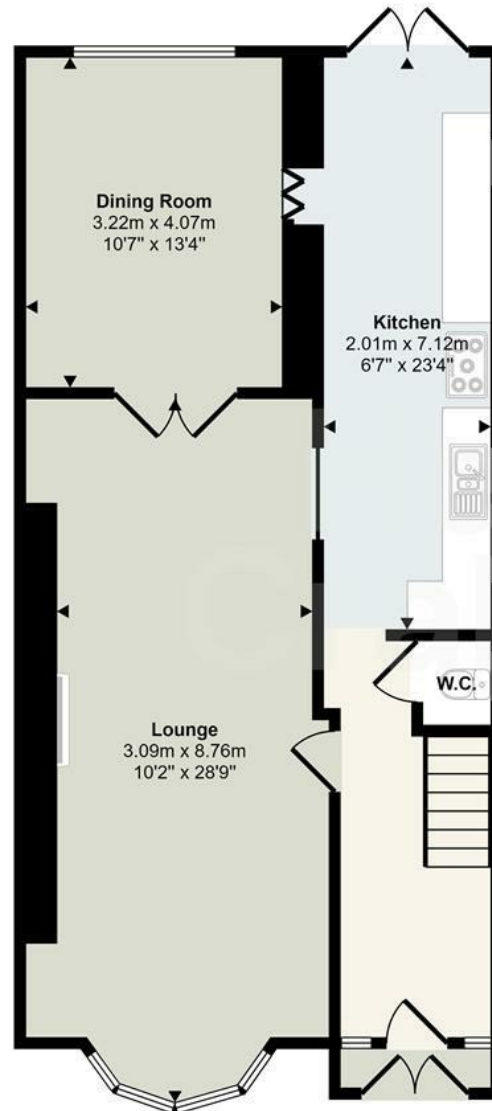




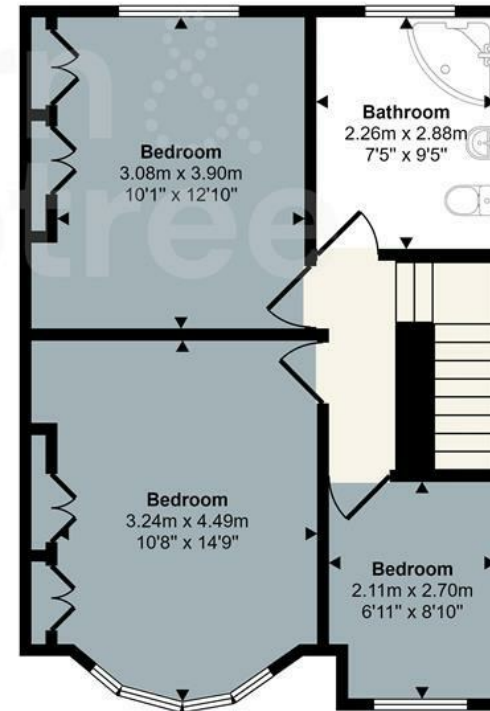




Approx Gross Internal Area  
120 sq m / 1297 sq ft



Ground Floor  
Approx 73 sq m / 781 sq ft

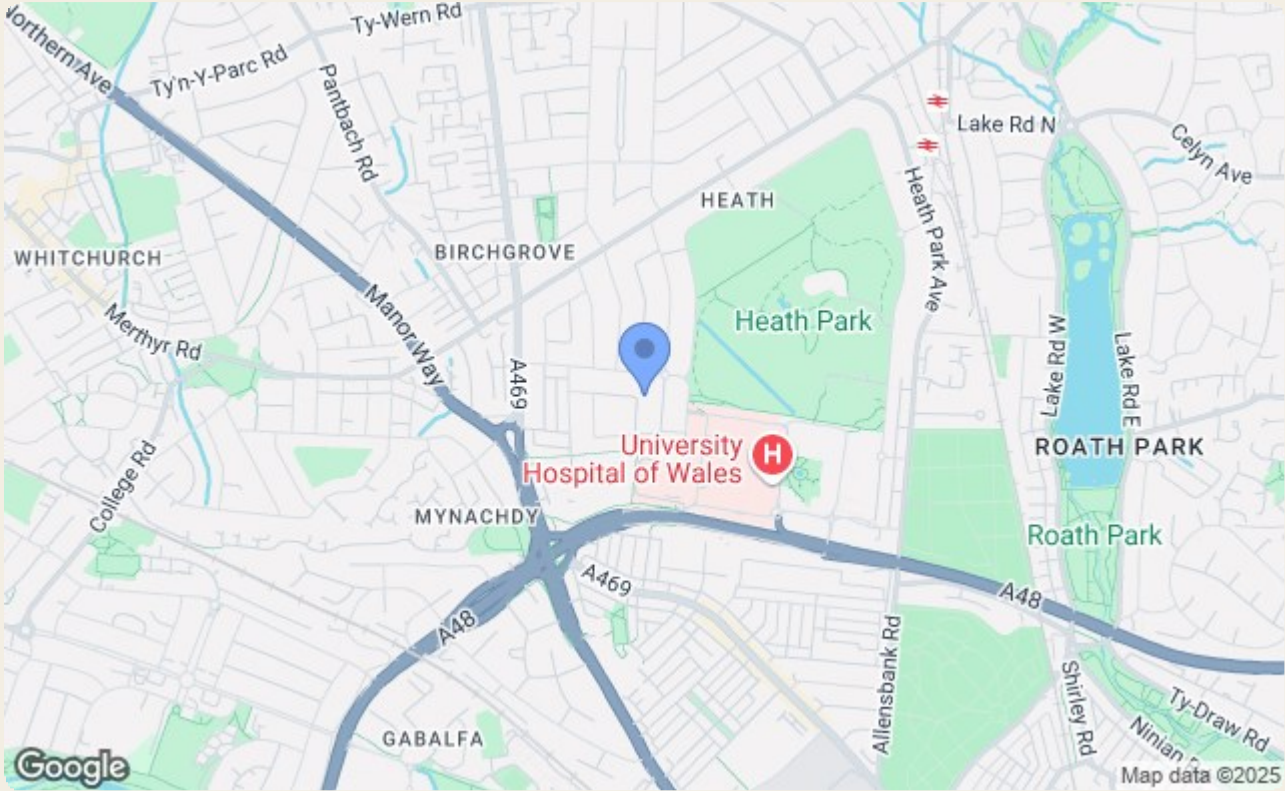


First Floor  
Approx 48 sq m / 516 sq ft

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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