

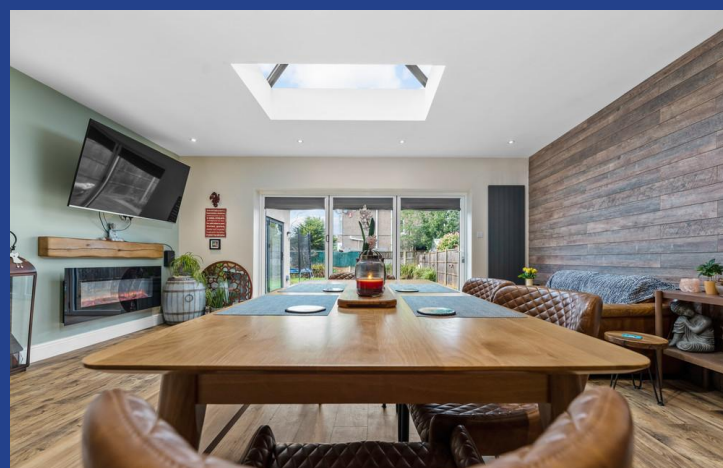
1A St. Agnes Road,  
Heath, Cardiff, CF14 4AN



Estate Agents and  
Chartered Surveyors

Asking Price Of

£499,000



Semi-Detached House

3

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2

3

# Property Description

An extended and spacious Semi-Detached property with modern Annexe, offering potential for flexible family/generational living. Situated in the popular Heath area and close to Heath Park, local schools and the University Hospital of Wales. The property briefly comprises porch, hallway, front reception room (currently in use as a bedroom), large open plan kitchen/dining/living room, side utility room, rear living room/bedroom and a downstairs bathroom. On the first floor are three bedrooms and a second family bathroom. A large enclosed private garden can be found to the rear and there is off road parking to the front.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,496 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Located in a quiet street in the sought after area of Heath in North Cardiff with Heath Park, the University Hospital of Wales and well regarded Primary and Secondary schools within a short walking distance.

The area offers excellent public transport links to the City Centre and beyond. Local supermarkets, cafes, pubs and takeout restaurants just a stone's throw away in Birchgrove.

## PORCH

Upvc double glazed porch with composite door leading into hallway.

## ENTRANCE HALL

Enter into hallway via composite front door into hallway with Upvc double glazed obscure windows either side. Staircase leading to first floor. Access to lounge and kitchen. Under stair storage cupboard. Smooth walls with textured ceilings and vinyl click lock flooring throughout the ground floor. Upvc double glazed obscure window to side.

## LOUNGE

13' 8" into bay x 12' 11" maximum (4.19m x 3.95m) Smooth walls with textured ceiling and a central light pendant with vinyl click lock flooring. Upvc double glazed bay window to front. (Currently used

as a bedroom)

## KITCHEN/BREAKFAST ROOM

12' 8" x 15' 10" To cupboards (3.87m x 4.85m) Fitted with a range of base and eye level units with laminate worktops over. Two built in Neff hide and slide double ovens. Induction Neff four ring hob with cooker hood over. Space for a free standing American style fridge/freezer. Integral Bosch dishwasher and inset sink unit plus drainer with Insinkerator hot water tap.

Smooth walls and ceiling with spot lighting and vinyl click lock flooring. Open plan to dining/ living room. Bi-Fold doors to rear garden.

## DINING/ LIVING ROOM

18' 0" x 11' 5" (5.50m x 3.48m) Open plan to kitchen area. Smooth walls and ceilings with spot lighting with Upvc double glazed roof lantern. Upvc double glazed by folding doors leading to rear garden. Door leading to utility room.

## UTILITY ROOM

8' 0" x 7' 2" minimum (2.46m x 2.20m) Plumbing for a washing machine and tumble dryer with ample space for storage and shelving. Upvc double glazed obscure door to front with window to side. Smooth walls and ceiling with spot lighting and laminate click lock flooring. Access leading to

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bathroom and second reception/annexe.

## DOWNSTAIRS BATHROOM

Fitted with a beautifully modern three piece bathroom suite comprising of free standing roll top bath with shower over, WC and wash hand basin. Tiled walls with laminate click lock flooring and smooth ceiling with spot lighting. Upvc lantern roof light to ceiling.

## ANNEXE:SECOND RECEPTION ROOM/ BEDROOM FOUR

17' 7" x 7' 7" (5.38m x 2.33m)

Smooth walls and ceiling with spot lighting and laminate click lock flooring. Upvc double glazed lantern roof and Upvc double glazed bi folding doors leading to rear garden.

## LANDING

Upvc double glazed obscure window to side. Access into all first floor rooms. Loft hatch providing access to loft storage. Smooth walls and textured ceiling with a central light pendant and laminate flooring.

## BEDROOM ONE

13' 8" into bay x 12' 5" (4.19m x 3.80m)

Smooth walls and ceiling with a central light pendant and laminate click lock flooring. Upvc double glazed window to front .

## BEDROOM TWO

11' 2" x 12' 11" (3.41m x 3.94m)

Smooth walls and ceiling with a central light pendant and laminate click lock flooring. Upvc double glazed window to rear.

## BEDROOM THREE

Smooth walls and ceilings with a central light pendant and laminate click lock flooring. Upvc double glazed window to rear.

## SHOWER ROOM

Fitted with a modern three piece bathroom suite comprising walk in shower with sliding glass door, WC and wash hand basin. Smooth walls and ceiling with tiled shower and splash back. Laminate click lock flooring and a central light pendant. Upvc double glazed obscure window to front.

## OUTSIDE

Front - Driveway to the front providing off road parking for two cars with a front garden laid to lawn.

Rear - An enclosed garden can be found to the rear which is mostly laid to lawn with a paved patio area ideal for outside dining. The patio is immediately access via both by-folding doors from both the dining room and second reception room/annex which gives the perfect indoor-outdoor feels.

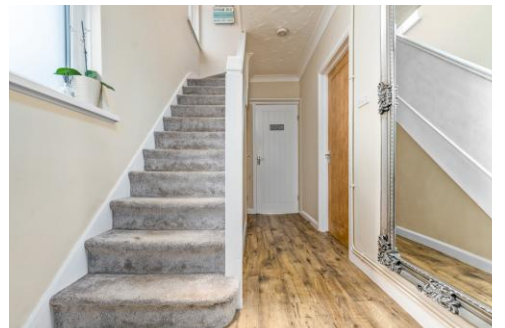
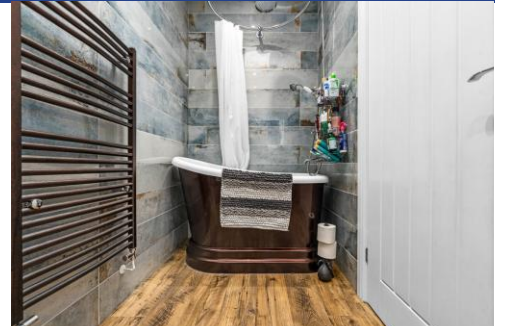
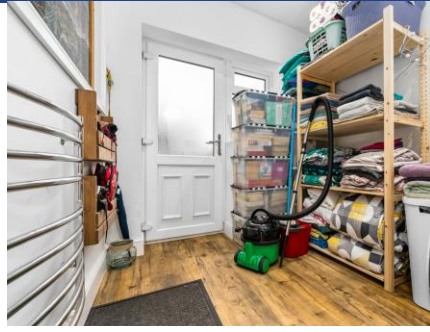


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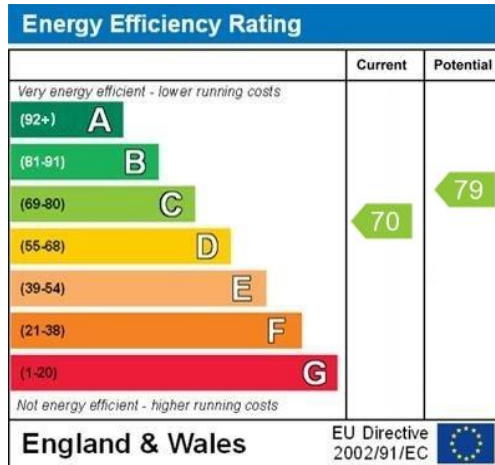
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**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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