

26 St. Anthony Road,
Heath, Cardiff, CF14 4DH



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Semi-Detached House

3

1

2

2

Property Description

**** CHAIN FREE**** A three bedroom semi detached property in the sought after area of Heath with Heath park and the University Hospital of Wales a stone's throw away. The property briefly comprises of porch, hallway, lounge, dining room, downstairs cloakroom, three bedrooms and bathroom. Gardens and garage.

Tenure Freehold

Council Tax Band F

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

PORCH

Upvc double glazed porch with obscure glass. Wooden single glazed door leading into hallway.

ENTRANCE HALL

Textured walls and ceiling with a central light pendant and carpeted flooring. Single glazed feature stained glass window to side. Staircase leading to first floor. Access to lounge, dining room and cloakroom.

LIVING ROOM

14' 4" into bay x 12' 5" into alcove (4.37m x 3.80m) Feature fireplace and surround. Textured walls and ceiling with a central light pendant and carpeted flooring (original wood block flooring under carpet). Upvc double glazed bay window to front.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Tiled and vinyl flooring with a central light pendant and a Upvc double glazed obscure window to side.

DINING ROOM

19' 1" maximum x 12' 8" maximum (5.84m x 3.87m) Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Single glazed wooden windows to rear. Door leading into kitchen.

KITCHEN

12' 3" x 8' 8" (3.75m x 2.66m) Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Space for a free standing cooker and hob. Space for washing machine and under counter fridge/freezer. Upvc double glazed window to each side of the kitchen and to the rear. Textured walls and ceiling with vinyl flooring. Wooden single glazed window to side leading to rear garden.

LANDING

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Single storage cupboard housing new in August 2022 combi boiler (Main ECO compact combi) and shelving for storage. Access leading into all first floor rooms. Upvc double glazed obscure stainless glass window to side. Access to large unboarded

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loft space.

BEDROOM ONE

14' 2" into bay x 9' 7" to wardrobes (4.34m x 2.94m)
Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Built in fitted double wardrobes and fitted dressing table. Upvc double glazed bay window to front.

BEDROOM TWO

12' 8" x 9' 11" to wardrobes (3.88m x 3.04m)
Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Built in fitted double wardrobes with central fitted shelving. Upvc double glazed window to rear.

BEDROOM THREE

9' 6" x 7' 2" (2.92m x 2.20m)
Textured walls and ceilings with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front

BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in shower cubicle with separate bath, WC and wash hand basin. Tiled walls with vinyl flooring finish with smooth ceiling and a central light pendant. Wood single glazed obscure glass window to rear.

OUTSIDE

Front-Off road parking to the front via a block paved drive. Side gate leading to rear garden.

Rear-An enclosed garage can be found to the rear offering a combination of paving with the remainder laid to lawn. A range of plants, trees and mature shrubbery line the border of the garden.

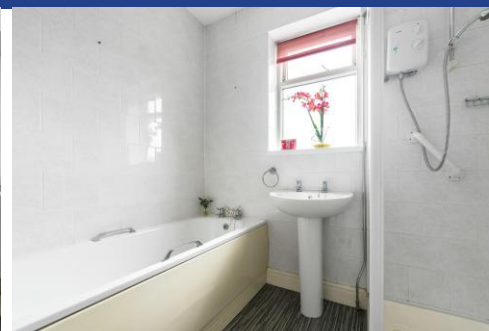
GARAGE

8' 5" x 15' 7" (2.57m x 4.76m)
Possible conversion for a home office or home gym. Upvc double glazed window to side. Power and lighting. Up and over garage door.

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GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



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