

2 St. Augustine Road,

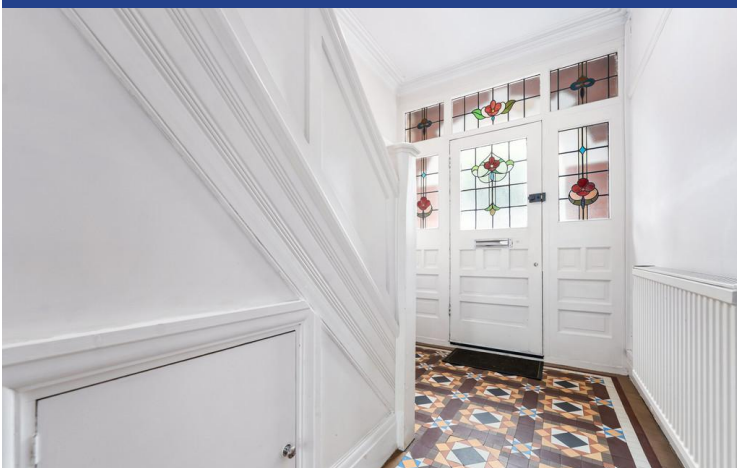
Heath, Cardiff, CF14 4BD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£489,000**



Semi-Detached House

3

2

3

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# Property Description

Beautifully presented three bedroom property in the heart of Heath, Cardiff. The traditional home offers a number of period features with high ceilings, traditional tiled and parquet flooring and beautiful cornice and cover to name a few. Internally the property accommodation briefly comprises; entrance hallway, cloakroom, lounge, second reception room and kitchen dining room all to the ground floor. To the first floor you will find three bedrooms and a family bathroom. The master bedroom further benefits from an ensuite shower room.

Outside the property offers parking to the front via a block paved drive leading to an integral garage. Side access leading to an enclosed landscaped garden offering a range of plants and shrubbery. To be sold with no onwards chain.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,302 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are on the door step. The property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand

## ENTRANCE HALL

Enter into hallway via original wooden stained glass front door into hall with single glazed stained glass windows either side. Smooth walls and ceilings with traditional pictures rail, cornice and coving with original floor tiled and a central light pendant. Doors leading into all ground floor rooms. Small under stairs storage cupboard.

## CLOAKROOM

Fitted with a two piece bathroom suite comprising WC and wash hand basin. Half tiled walls with traditional tiled floor and a central light pendant.

## LOUNGE

14' 8" x 12' 4" (4.49 into bay m x 3.78 into alcove m)

Smooth walls and ceilings with a central light pendant and parquet flooring to finish. Traditional picture rails, cornice and coving. Upvc double glazed bay window to front.

## RECEPTION ROOM

14' 0" x 12' 5" (4.27m x 3.79 into alcove m)

Smooth walls and ceilings with a central light pendant and parquet flooring to finish. Feature gas fire wall mounted into chimney breast. Upvc double glazed French doors leading to rear garden with windows either side.

## KITCHEN/DINNING ROOM

21' 9" x 13' 8" (6.65m x 4.18 into bay m)

Fitted with a range of base and eye level units with laminate worktops over. Built in double oven, gas hob and cooker hood. Inset 1.5 bowl stainless sink unit plus drainer. Space for free standing fridge/freezer and space for dining table and chairs. Tiled splash back with smooth walls and ceilings with spot lighting and tiled flooring to finish. Upvc double glazed bay window to side and Upvc double glazed French doors leading to rear garden with windows either side. Skylight window x2. Internal door leading to garage.

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### LANDING

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Single glazed stainless glass window to side. Doors leading to all first floor rooms.

### BEDROOM ONE

13' 11" x 12' 5" (4.26m x 3.79 into alcove m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Access into en suite

### ENSUITE

Fitted with a traditional three piece bathroom suite comprising walk in shower enclosure, WC and wash hand basin. Tiled walls with tiled flooring, smooth ceilings with a central light pendant. Upvc double glazed obscure window to rear. Loft hatch provide loft access.

### BEDROOM TWO

15' 3" x 12' 5" (4.66 into bay m x 3.79 into alcove m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Upvc double glazed bay window to front.

### BEDROOM THREE

8' 4" x 6' 5" (2.55m x 1.97m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front.

### BATHROOM

Fitted with a three piece bathroom suite comprising bath, WC and wash hand basin. Tiled flooring with half tiled walls, smooth ceilings with spot lightings. Upvc double glazed obscure window to side.

### OUTSIDE

Front - off road parking via a block paved drive for two cars leading to the garage. Front garden mostly laid to lawn with iron railings and gated access. Side access leading to rear.

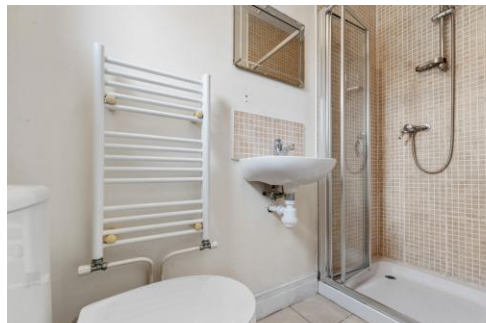
Rear - an enclosed landscaped south facing garden comprising of decking and paving with the remainder laid to lawn. Power socket. Boarder of plants and shrubs with a fence surround.

### GARAGE

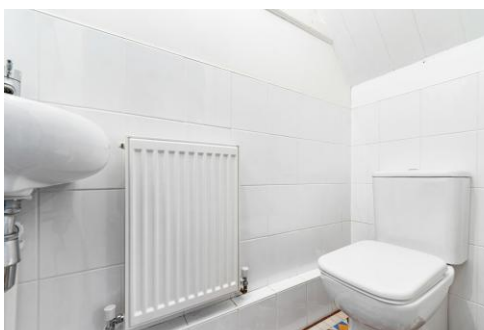
16' 1" x 8' 9" (4.92m x 2.69m)

Adjacent to the house fitted with power sockets and lighting. Newly fitted combi boiler. Up and over garage door leading to drive. Upvc double glazed window to side and wooden door leading to side access.

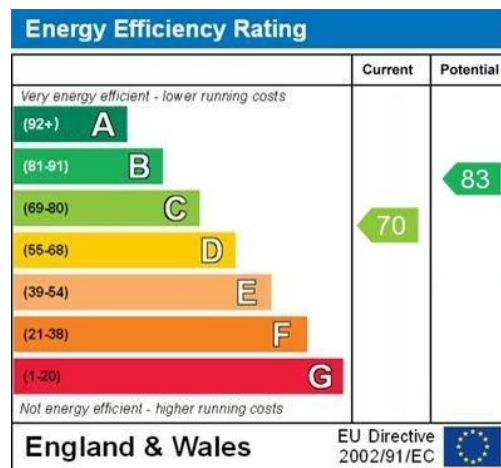
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**Birchgrove** 029 2052 9026

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



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