

10 St. Denis Road,  
Heath, Cardiff, CF14 4NA



Estate Agents and  
Chartered Surveyors

Asking Price

£500,000



Semi-Detached House

4

1

3

3

# Property Description

Situated in the ever popular Heath area this four bedroom semi detached home is a MUST SEE. Offering ample living accommodation with three reception rooms, modern kitchen, utility room, cloakroom, four bedrooms plus a storage room/ office and large family bathroom. A private garden can be found to the rear ideal for children with a two car driveway to the front.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,614 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 PORCH

Enter into porch via Upvc double glazed front door. Coat hooks ideal for coats and bags. Wooden door leading into hall.

## HALLWAY

Enter into hallway with staircase leading to first floor. Door leading to lounge, second reception room and kitchen. Smooth walls and ceiling with a central light pendant and parquet flooring to finish. Under stairs storage cupboard offers great space for utilities etc. Upvc double glazed obscure window to side.

## LOUNGE

14' 2" x 11' 11" (4.33m x 3.64m)  
Smooth walls and ceiling with a central light pendant and parquet flooring to finish. Feature original fireplace and surround. Built in storage in the alcove with built in shelving. Upvc double

glazed bay window to front.

## SECOND RECEPTION ROOM

13' 6" x 11' 4" into alcove (4.13m x 3.47m)  
Smooth walls and ceiling with a central light pendant and parquet flooring to finish. Double wooden doors leading into dining room with single glazed windows either side and above.

## DINING ROOM

10' 8" x 10' 4" (3.26m x 3.15m)  
Smooth walls and ceiling with two wall lights and wooden flooring to finish. Upvc double glazed French doors leading onto the rear garden with windows either side.

## KITCHEN

16' 11" x 5' 11" (5.16m x 1.82m)  
Fitted with a range of base and eye level units with worktops over. Free standing CuisineMaster oven and gas hob with cooker hood over. Inset stainless steel sink unit plus drainer. Integral fridge/freezer and dishwasher. Upvc double glazed window to size and Upvc double glazed door leading to rear garden. Smooth walls and ceiling with spot lighting and tiled flooring to finish.

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## UTILITY ROOM

2' 7" x 3' 10" (0.81m x 1.17m)

Plumbing with washing machine and wall mounted combi boiler fitted in 2021.

## CLOAKROOM

Fitted with a traditional two piece bathroom suite comprising of WC and wash hand basin. Upvc double glazed window to side. Panelled walls finished with tiled flooring.

## FIRST FLOOR

LANDING - Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed obscure window to side. Door leading into bedrooms two, three, four and the family bathroom. Staircase leading to second floor.

## BEDROOM ONE

9' 10" x 14' 3" into bay (3.02m x 4.35m)

Two bespoke built in wardrobes either side of the alcove. Smooth walls and ceiling with spot lighting and carpeted flooring to finish. Upvc double glazed bay window to front.

## BEDROOM TWO

11' 5" x 13' 6" maximum (3.50m x 4.12m)

Bespoke built in double wardrobes Smooth walls and ceilings with spot lighting and finished with carpeted flooring. Upvc double glazed window to rear.

## BEDROOM THREE

6' 7" x 7' 9" (2.03m x 2.38m)

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

## FAMILY BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in shower with glass shower screen, separate bath, WC and wash hand basin. Tiled walls and floor with smooth ceiling finished with spot lighting. Upvc double glazed obscure window to side.

## SECOND FLOOR

LANDING - Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to side. Doors leading into bedroom four and five and the cloakroom

## BEDROOM FOUR

10' 7" x 8' 4" (3.23m x 2.55m)

Smooth walls and ceiling with spot lighting and carpeted flooring to finish. Upvc double glazed window to rear.

## STORAGE ROOM

9' 11" maximum x 17' 1" maximum (3.03m x 5.23m)

Smooth walls and ceiling with spot lighting and laminate flooring to finish. Double glazed sky light to front.

## CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash hand basin. Smooth walls and ceiling with laminate flooring to finish. Double glazed skylight to rear.

## OUTSIDE

FRONT - Off road parking via a double width driveway finished with stone clippings. Side access leading to the side of the property to detached garage. Gate leading to rear garden.

REAR - An enclosed rear garden comprising of decking and the remainder laid to lawn with a brick wall surround.

## GARAGE

15' 5" x 7' 10" (4.72m x 2.40m)

Garage with standard up and over garage door complete with lighting. Integral side door leading into the rear garden. Two storage spaces to the rear of the garage ideal for bike storage and other external items.

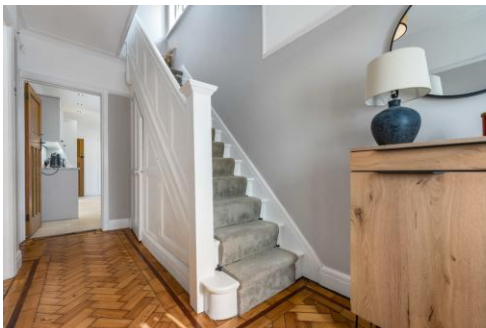
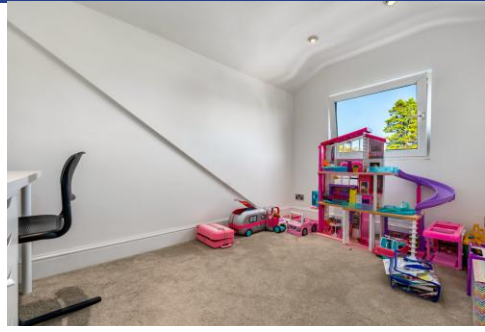


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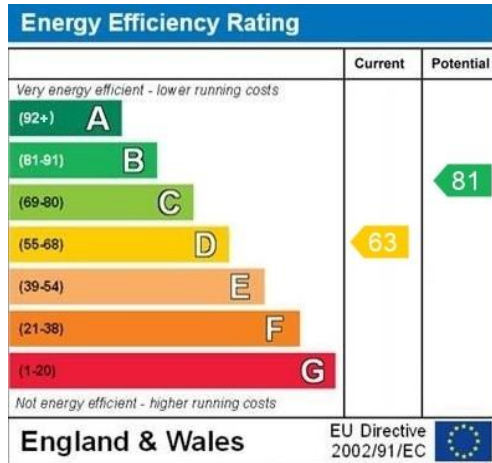
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