

18 St. Brigid Road,
Heath, Cardiff, CF14 4LB



Estate Agents and
Chartered Surveyors

Offers Over

£675,000



Detached House



Property Description

A rare detached family home situated in the heart of Heath positioned on a spacious plot which has been extended, modernised and is completely move in ready. The home is a must see for a larger family offering four reception rooms, modern kitchen, dining room and downstairs cloakroom all to the ground floor. To the first floor you will find four bedrooms a family bathroom and separate WC. The master bedroom further benefits from an en suite bathroom.

Outside the property offers a large front garden mostly laid to lawn with a block paved driveway providing off road parking. Side access leads to an enclosed garden which has been landscaped offering three separate patios area ideal for outside dining, and seating with the remainder of the garden mostly laid to lawn. Raised planters also offer the perfect space to grow your own fruits and vegetables with a number of other flower beds with a range of trees and shrubbery.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,700 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 a stone's throw away. Birchgrove is a short walk away with supermarket, cafes, many take out restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the city centre and beyond.

ENTRANCE HALL

Enter into hallway via composite front door. Smooth walls and ceiling with a central light pendant and finished with tiled flooring. Upvc double glazed obscure window to side. Door leading to lounge, kitchen/breakfast room, cloak cupboard and large under stairs storage cupboard. Carpeted staircase leading to first floor. Under stair storage cupboard ideal for coats/shoes.

LOUNGE

11' 11" x 13' 8" (3.65m x 4.18 into bay m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Feature open fireplace and surround. Upvc double glazed bay window to front.

CLOAK CUPBOARD

Smooth walls and ceiling with tiled flooring. Ideal for shelving unit.

SITTING ROOM

14' 6" x 10' 10" (4.43m x 3.32m)
Smooth walls and ceiling with a central light pendant and finished with tiled flooring. Upvc double glazed French doors leading into the rear garden with glass surround. Open plan to kitchen and doorway leading into second reception room.

KITCHEN

17' 10" x 8' 2" (5.46m x 2.50m)
Fitted with a range of base units with granite worktops over and granite breakfast bar with seating for four. Inset one and half bowl stainless steel sink unit with draining grooves within the worktops. Free standing Kensington four piece cooker with seven ring gas hob and cooker hood. Integral dishwasher and washing machine. Free standing American sized fridge/freezer. Smooth walls and ceiling with spot lighting finished with tiled flooring. Open plan to sitting room and dining room.

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DINING ROOM

9' 8" x 13' 4" (2.97m x 4.08m)

Smooth walls and ceiling with a spot lighting finished with tiled flooring. Upvc double glazed window to rear and French's doors leading to rear garden. Three upvc double glazed skylights add additional lighting within this area.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceiling with spot lighting and finished with tiled flooring. Upvc double glazed obscure window to side. Combi boiler wall mounted to external wall.

SECOND RECEPTION ROOM

18' 11" x 9' 8" (5.79m x 2.96m)

Smooth walls and ceiling with wall lights and finished with laminate flooring. Upvc double glazed windows to front and side with upvc double glazed French doors leading to rear garden with glass side panels.

LANDING

A split level landing offering smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to all bedrooms, family shower room and separate WC. Loft access via loft hatch with pull down ladder.

BEDROOM ONE

10' 9" x 14' 6" (3.29m x 4.42m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear. Door leading into en-suite.

ENSUITE

Fitted with a four piece bathroom suite comprising shower enclosure with separate bath, WC and vanity wash hand basin with storage. Tiled walls with smooth ceiling, a central light pendant and finished with wood block flooring. Upvc double glazed window to side and rear.

BEDROOM TWO

12' 1" x 13' 9" (3.69m x 4.20 into bay m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed obscure window to front.

BEDROOM THREE

14' 7" x 8' 3" (4.46m x 2.53m)

Smooth wall with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

BEDROOM FOUR

11' 0" x 10' 2" (3.37m x 3.11m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to side and upvc double glazed stained glass round window to front.

SHOWER ROOM

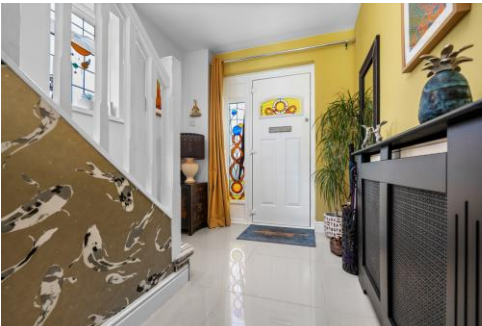
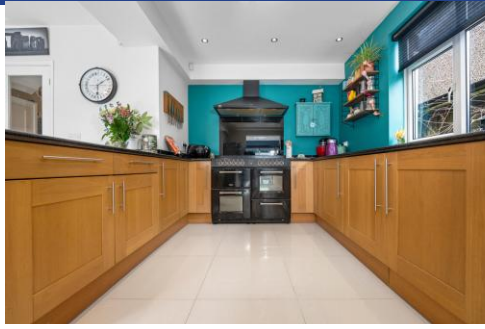
Fitted with a three piece suite comprising walk in double shower with glass shower screen and vanity style fitted WC and wash hand basin with fitted storage. Tiled walls and flooring with smooth ceiling and spot lighting. The shower area is fitted with vinyl bathroom panels. Upvc double glazed obscure window to front.

SEPERATE WC

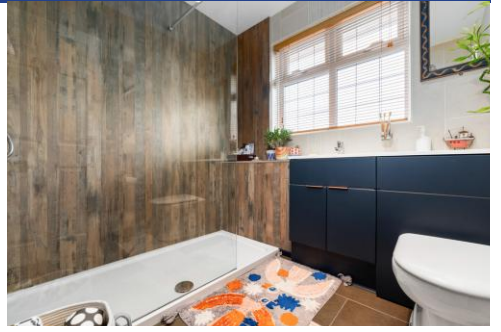
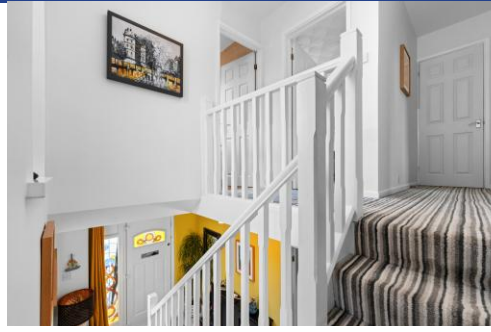
Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls with textured ceiling with a central light pendant finished with tiled flooring. Upvc double glazed obscure window to side.

OUTSIDE Front - A block paved driveway can be found to the front to accommodate a number of vehicles with a front garden laid to lawn. Side access leading to an enclosed rear garden. Rear - A beautifully landscaped garden can be found to the rear offering a combination of paved patio, ideal for outside dining with a garden laid to lawn. A range of raise planters offer a great space for plants and shrubs and is also ideal for those who like to grown their own fruits and vegetables. Green house and garden shed x2 to remain. Raised pond is also a stunning feature and currently houses wild frogs and frogspawn.

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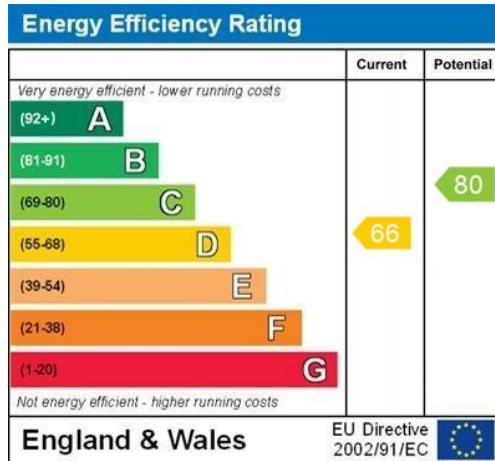
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GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained hereon, measurements



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Birchgrove 029 2052 9026

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



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