





46 St. Ina Road

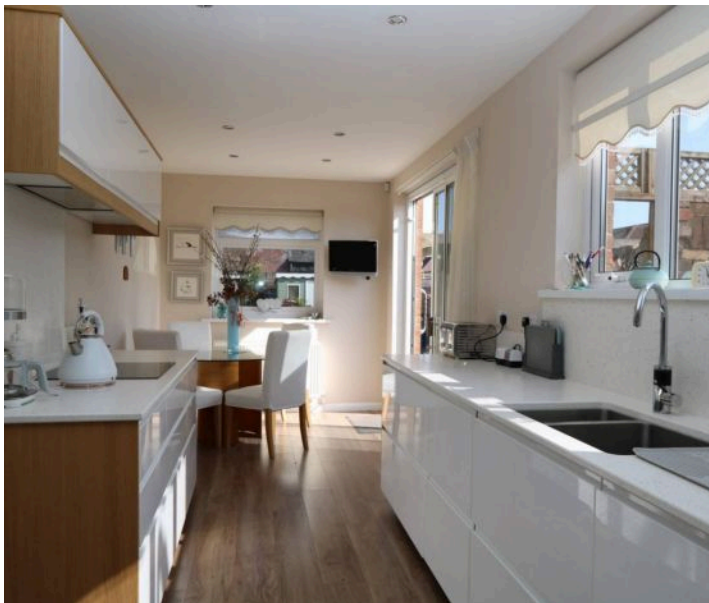
Heath, Cardiff

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- TRADITIONAL SEMI DETACHED.
- THREE DOUBLE BEDROOMS
- SHOWER ROOM AND CLOAKROOM/WC
- OPEN PLAN FAMILY KITCHEN
- GAS CENTRAL HEATING AND AIR CONDITIONING
- SITTING ROOM WITH LOG BURNER
- GARDEN OFFICE (FORMER GARAGE)
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- EPC RATING OF D64





Storm Porch

uPVC entrance door and window. Original glazed timber door and side screen into entrance hallway.

Entrance Hallway

Original parquet flooring. Staircase to first floor with storage beneath and Centralvac system. Bespoke unit for coats and shoes etc. Radiator. Doors to kitchen, cloakroom/WC and sitting room.

Cloakroom/WC

Window. WC with concealed cistern. Roca sink with mixer tap with vanity unit beneath and mirror wall above. Radiator. Parquet flooring to blend with hallway.

Social Kitchen Family Space

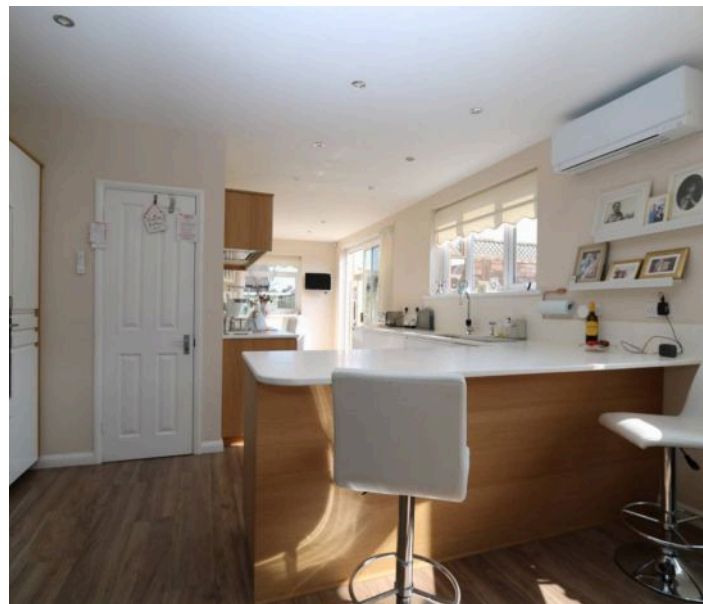
31' 7" x 13' 8" (9.62m x 4.17m)

Flexible family space with windows to front, rear and side currently laid out as kitchen with dining space and sitting area. Fully fitted replacement IKEA kitchen (2017) with user-friendly deep pan draws, integral cutlery drawer, waste management drawer, cupboard with carousel and seamless Minerva work surfaces (Corian style) with breakfast bar. One and a half bowl sink with mixer/retractable rinser alongside a filtered water tap. Integrated dishwasher and fridge/freezer. Self-cleaning fan oven. Microwave. Induction hob. Timber effect flooring. Air-conditioning unit. Remote ceiling fan. Two radiators. Space for dining table and chairs. Walk-in larder with shelving. Bespoke open shelving with cupboards beneath. Sliding patio doors to garden.

Sitting Room

16' 1" x 14' 10" (4.91m x 4.53m)

Tilt and slide patio doors (with solar control window film) to rear garden. Window to the side. Air-conditioning unit. Fireplace with log burner (installed around 2020). Original parquet flooring. Radiator. Remote ceiling fan.





Landing

Bright landing with window to the side. Louvre doors to utility cupboard suitable for washing machine and tumble dryer. Baxi combination gas boiler supplying the central heating and hot water. Motorised remote controlled loft access hatch with pull-down ladder. Doors to bedrooms and shower room.

Bedroom One

14' 10" x 13' 3" (4.53m x 4.04m)

Window to rear. Full width sliding mirror door wardrobes with hanging space and shelving. Air conditioning unit. Radiator. Timber effect flooring. Ceiling fan.

Bedroom Two

13' 9" x 12' 2" (4.20m x 3.71m)

Windows to front and side. Flexible bed space. Radiator. Air conditioning unit. Ceiling fan.

Bedroom Three

12' 11" x 11' 3" (3.93m x 3.42m)

Window to front. Radiator. Sliding mirror door wardrobes with hanging space and shelving. Timber effect flooring. Ceiling fan.

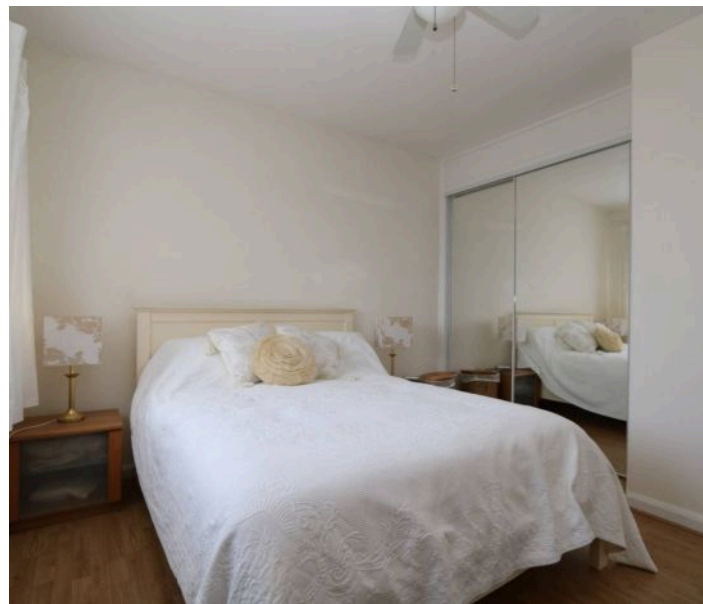
Shower Room

Window to the side. Marble tiled shower enclosure with thermostatic mixer. Further marble wall tiles with mirrors offering concealed shelving. Twin hand basins with mixers. Wall hung WC. Shaver point. Crome ladder style towel radiator. Vinyl floor tiles.

Office

17' 9" x 8' 11" (5.40m x 2.72m)

Formerly the garage with a window facing the garden. Sliding patio doors to driveway with security roller shutter. Power and lighting. Adaptable trunking with an abundance of power points. Ceiling fan. Would also be suitable as a home gym or playroom etc.





GARDEN

(Front and Side) - Dwarf boundary wall with paved pathway, stepping stones and pea gravel. Secure timber gate to the remaining side and rear garden.

REAR GARDEN

65' 7" x 39' 4" (20m x 12m)

Level and landscaped with an east to west aspect enjoying all day sunshine. Lawn surrounded by well-stocked mature shrubs and bushes. Walk-in fruit and vegetable cage. Timber pergola for seating area. Generous paved terrace with pathways. Water tap. Gate to driveway. Pathway to rear boundary with access to storage shed and the self-contained office.

DRIVEWAY

1 Parking Space

With off road parking for one vehicle





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

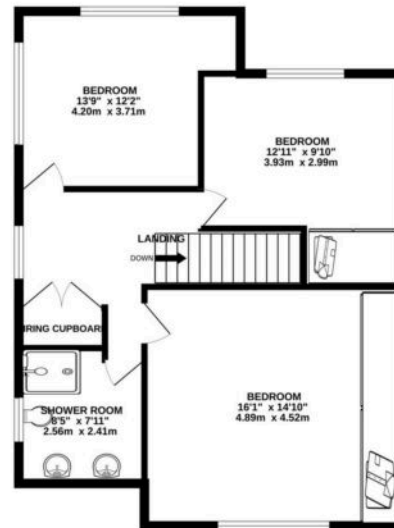




GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.