St. Agnes Road

CARDIFF, CF14 4AN

GUIDE PRICE £450,000

Hern & Crabtree



St. Agnes Road

Set on a well regarded residential road in the ever popular Heath district, this tastefully presented end terrace home combines attractive period character with carefully considered improvements, including a beautifully appointed recently fitted kitchen. Offering generous living accommodation across three floors, the property is ideally suited to growing families and buyers seeking flexible space in one of Cardiff's most desirable suburbs.

From the moment you arrive, the property makes an excellent first impression with its spacious tiled front forecourt, attractive entrance porch with timber detailing and original style stained glass surrounds framing the front door. Inside, a wealth of character features remain, including picture rails, parquet flooring, stained glass windows and traditional fireplaces, creating a home of warmth and personality. The accommodation flows effortlessly between the welcoming lounge, separate dining room, stylish kitchen and two well appointed bath and shower rooms, while the converted loft provides an impressive additional room offering excellent versatility for those working from home, hobbies or guest accommodation.

Outside, the enclosed rear garden provides an ideal setting for relaxing or entertaining, with gated rear lane access leading directly to a brick built garage with electric door and valuable off road parking.

Heath remains one of Cardiff's most sought after locations thanks to its excellent balance of green space, transport links and everyday convenience. Heath Park is only a short distance away, providing acres of open parkland, sporting facilities and woodland walks. The University Hospital of Wales is nearby, while highly regarded primary and secondary schools serve the area. Residents enjoy easy access to local shops, cafés and supermarkets along Whitchurch Road and Caerphilly Road, with Cardiff city centre just a short journey away by car, bus or train from Heath High Level and Heath Low Level stations.











Approx 1428.00 sq ft

Council Tax Band: E

Entrance Hall
Entered via a timber panelled front door with attractive obscured stained glass surround and overhead glazing. The welcoming hallway features parquet flooring, picture rail, staircase rising to the first floor, understairs storage cupboard, additional wardrobe storage and an obscured stained glass side window allowing natural light into the hall.

Lounge
A comfortable reception room centred around a feature fireplace with marble surround and hearth incorporating an electric fire. A double glazed bay window to the front fitted with plantation shutters fills the room with natural light, complemented by parquet flooring and a picture rail.

Dining Room
A generous second reception room with double glazed French doors opening directly onto the rear garden, with matching side and overhead windows. Features include parquet flooring, picture rail, radiator and an electric fireplace with timber mantel and brick hearth.

Kitchen / Breakfast Room
The recently fitted kitchen enjoys dual aspect double glazed windows overlooking the garden and features an excellent range of wall and base units with brushed brass style handles, inset sink unit, gas hob with built in oven beneath, integrated dishwasher, space for a fridge freezer, breakfast bar with seating for two and additional storage, patterned laminate flooring and radiator.

Shower and Utility
Comprising a walk in shower with rainfall and handheld shower fittings, WC, wash hand basin with storage beneath, heated towel rail, fully panelled walls, laminate flooring and space and plumbing for both a washing machine and tumble dryer.

First Floor Landing
A spacious landing retaining original character with picture rail, stained glass side window, timber balustrade and staircase continuing to the loft conversion. Useful additional storage cupboard.

Bedroom One
A spacious principal bedroom featuring a double glazed bay window to the front with plantation shutters, picture rail, curved radiator and two built in wardrobes with storage cupboards above together with additional shelving.

Bedroom Two
A well proportioned double bedroom with double glazed window to the front fitted with plantation shutters, radiator and wall lighting.

Bedroom Three
Double glazed window overlooking the rear garden, picture rail, radiator, built in wardrobe with storage above and fitted shelving.

Bathroom
Fitted with a panelled bath, separate walk in shower with rainfall and handheld shower fittings, WC, wash hand basin with storage beneath, heated towel rail, partially tiled walls with fully tiled shower enclosure, recessed shelving, spotlights and obscured double glazed window to the rear.

Second Floor

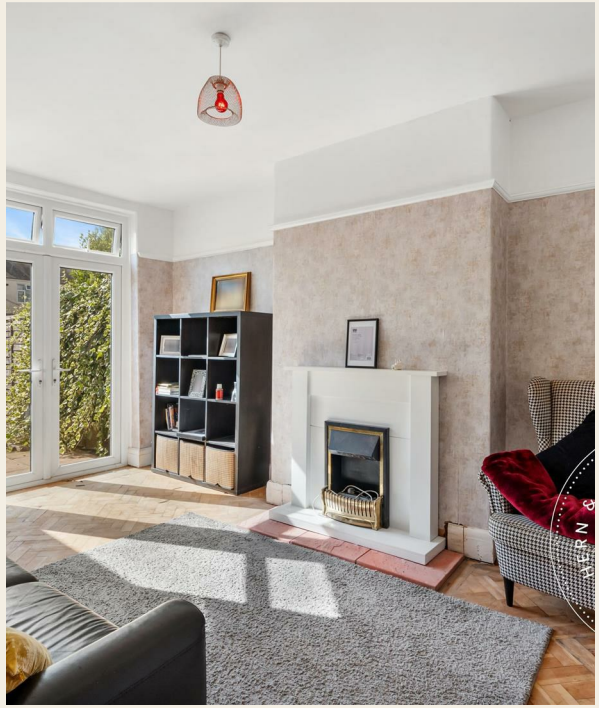
Bedroom Four
A versatile converted loft room illuminated by two double glazed roof windows to the front and rear. Extensive fitted storage has been built into both eaves together with additional storage beneath the chimney breast, making this an ideal home office, hobbies room, guest space or occasional bedroom.

Front
Set behind a low brick boundary wall with mature hedging, the property has an attractive part-rendered and red-brick façade. A pathway leads to an arched entrance with a characterful front door, while the ground and first-floor bay windows feature attractive leaded detailing. A gated side access leads through to the rear garden.

Rear Garden
The enclosed rear garden enjoys a paved seating area leading onto a lawn with mature tree, enclosed by brick walling and timber fencing. A water tap is provided together with gated rear lane access and a side passage leading to the front of the property. A brick built garage benefits from electric up and over door access from the rear lane, two windows and useful storage space, with parking available in front if required.

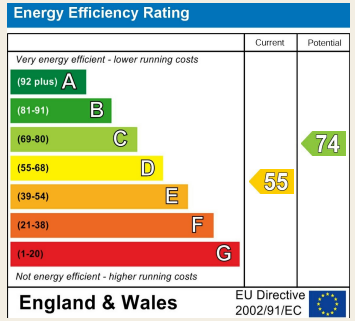
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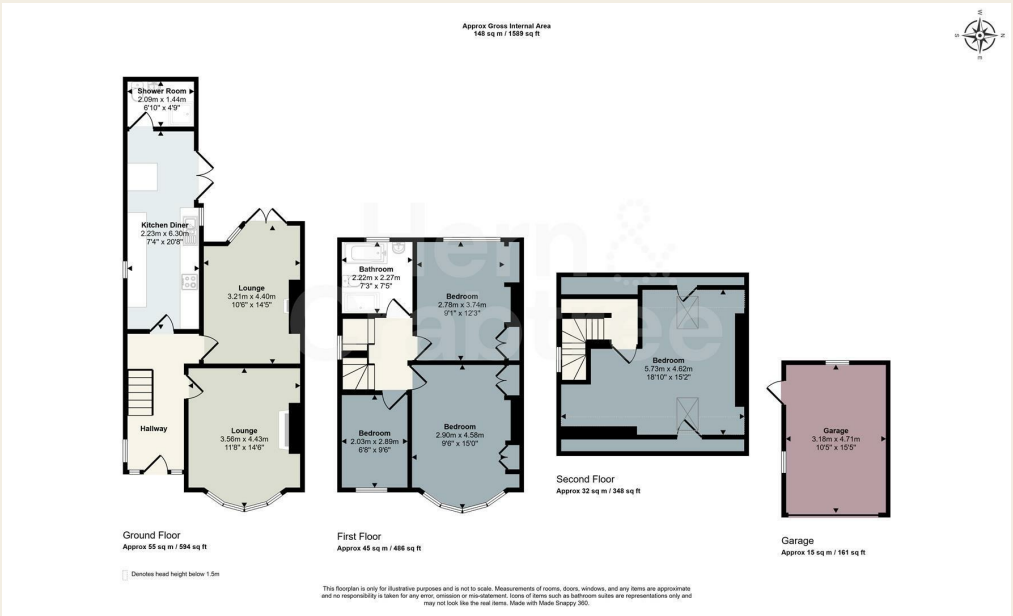


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