

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



15 ST AGATHA ROAD, HEATH, CARDIFF CF14 4EA

Traditional, Fully Modernised, Semi-Detached, Four Bedroom House, situated in a pleasant and popular road within easy reach of local facilities at Birchgrove and the University Hospital being 4 minutes' walk away as is the Department of Work & Pensions, at the end of St Agnes Road. Ample recreational space is close by, a small grassed area being available in the middle of St Agatha Road and Heath Park is also within a few minutes walk. The City Centre is approximately two miles distant, can be readily accessed via bus routes on nearby Rhydheilig Avenue or Caerphilly Road and there is a train service from nearby Heath Halt.

The house is built of brick under a tiled roof with rendered elevations, has been amended to incorporate a large loft conversion, incorporating a good size fourth bedroom with its own en suite. In addition, the property has a good size well fitted kitchen, an attractive fitted bathroom and there are 3 WC's, one on each floor. Many original features remain including panelled doors, timber floors and the staircase; there is gas central heating via a Worcester Bosch Combination boiler together with uPVC double glazing. The house occupies a good size level south facing plot with an easily maintained rear garden, driveway and garage. Briefly Comprising:

Porch, Hall, GF Clks, Lounge, Dining Room, Breakfast Room/Kitchen, Four Bedrooms, Bathroom and En Suite to Bedroom Four. Gardens, Driveway & Garage.

TRADITIONAL GOOD SIZE FAMILY HOUSE

PRICE GUIDE: £509,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

GROUND FLOOR.

PORCH: Double glazed outer doors, tiled floor, half tiled walls, inner panelled door with leaded glass and panels either side to the –

HALL: (19'10" x 6'3") Double glazed uPVC leaded and stained glass diamond window to side. Staircase to the first floor with handrail, newel post and balustrades. Oak floor, radiator, Pendant light, under-stairs meters and panelled doors to all rooms including the cloakroom.

CLOAKROOM: (4'6" x 2'10") Double glazed uPVC window to side with fitted roller blind. Laminated floor, low flush close coupled w.c. and wash hand basin. Radiator and inset ceiling light.

LOUNGE: (14'5" inc bay x 12'4") Bay window to front with double glazed uPVC windows, oak floor, pebble effect gas fire set in its own recess, alcove shelving, one radiator, coving, ceiling light fitting and ceiling rose.

DINING ROOM: (12'11" x 11'7") Tiled floor, multi fuel wood burner set on its own hearth and recess, coving, pendant light, alcove shelving and uPVC double glazed doors to rear garden with curtain pole above. Opening out to –

BREAKFAST ROOM/KITCHEN: (22'10" x 6'11") Double glazed uPVC double doors to the rear garden and double glazed uPVC window to side and rear with a fitted Venetian blind. Tiled floor, range of fitted floor and wall mounted units comprising cupboards, drawers and roll top work surfaces with built-in five ring gas hob with oven under and extractor over. One and a half bowl sink unit with a mixer tap, space for washing machine, dishwasher and fridge freezer, inset ceiling lighting and part wall tiling. Wall mounted Worcester Bosch Gas Combination boiler to serve heating and hot water.

FIRST FLOOR.

LANDING: (8'8" x 6'11") Double glazed uPVC window to side. Pendant light and panelled doors to all rooms. Staircase to second floor with handrail, newel post and balustrades.

BEDROOM ONE: (14'5" inc bay x 11'9" into fitted wardrobe space) Double glazed uPVC windows to front with curtain rail above. Radiator, coving and pendant light. Range of fitted floor and wall mounted wardrobes comprising cupboards, hanging rails and shelving,

BEDROOM TWO: (13'x 11'3") Double glazed uPVC window to rear with curtain pole above and radiator under) Coving and pendant light.

BEDROOM THREE: (8'11" x 7') Double glazed uPVC window to front with fitted Venetian blind. Radiator and pendant light.

BATHROOM: (9'3"x 7'4") Double glazed uPVC window to rear with fitted Venetian blind. Modern suite in white comprising large walk-in shower with 'Mains' shower, low flush close coupled w.c. and wash hand basin. Tiled floor, part wall tiling, towel rack style radiator and inset ceiling lighting.

SECOND FLOOR.

LANDING: (4'3" x 10'11") Double glazed uPVC window to side, inset ceiling lighting and door to –

LOFT ROOM: (13'8" x 14'2) Velux window to front, access hatch to eaves space, one radiator and inset ceiling lighting.

EN SUITE: (7'4" x 3'8") Built-in fully tiled shower cabinet with a Mains shower, wash hand basin and low flush close coupled w.c. Xpelair fan and inset lighting.

OUTSIDE:

EASILY MAINTAINED FRONT GARDEN: With a laid lawn and flower beds with shrubs.

PAVED DRIVEWAY: Approximately 65ft in length with room for 4 cars. Outside tap. We understand the owners of number 17 have expressed a wish to define the boundary with a wall, such as the property would have had when it was built.

GARAGE: (16' x 7'10") Built of brick with a pitched tiled roof and an up and over door with security light. Fitted light and double glazed uPVC window to side and rear.

REAR GARDEN: Paved patio adjacent to the house, laid lawn, second patio to the rear section and having an approximate length of 35ft. There is a west facing, raised patio area behind the garage.

TENURE: We understand the tenure to be FREEHOLD, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. Carpets, where fitted, may be available by separate negotiation.

We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property. The mention of appliances and / or services within these details does not imply that they are in full and / or efficient working condition.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website:
www.croftsdavies.co.uk



TOTAL FLOOR AREA: 1340 sq ft (124.8 sq m.) approx.
While 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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