



11 St. Asaph Close

Heath, Cardiff, CF14 4LD

Asking Price £585,000

HARRIS & BIRT



LAUNCH DAY SATURDAY 5th SEPTEMBER BY APPOINTMENT ONLY

Situated in the sought-after area of Heath is, this upgraded semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,385 square feet, the property boasts three well-proportioned bedrooms and a loft room, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by bay fronted living room with original wood block herringbone floor and a log burning stove that provide ample space for relaxation and entertaining. The heart of the home is the extended family/kitchen and dining area, which features a stylish island, log burning stove and bi-folding doors that seamlessly connect the indoor space to the rear garden, creating a wonderful flow for gatherings and outdoor enjoyment.

The property is thoughtfully designed with convenience in mind, including a ground floor wet room and WC.

Outside, the block-paved driveway with an EV charging point which leads to a gated garage equipped with an electric roller shutter door, providing secure parking and additional storage options. The rear garden is of a generous size and has been landscaped, perfect for alfresco dining or simply unwinding in a tranquil setting.

Situated in a sought-after location, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its blend of modern features and spacious living areas, this property is not to be missed.



Accommodation

Ground Floor

Hallway 15'2 x 5'9 (4.62m x 1.75m)

Entered via a composite obscure double glazed door. Wood block herringbone floor. Skirting boards. Spindle balustrade and newel post with fitted carpet leading to the first floor. Understairs storage. Inset ceiling spot lights. UPVC double glazed window to the front aspect. Doors leading to:

Living Room 13'9 x 11'11 (4.19m x 3.63m)

Wood block herringbone floor. Skirting boards. Tiled hearth to chimney breast and wood burning stove. Pendant light fitting. UPVC double glazed bay window to the front aspect.

Family/Kitchen/Dining Area 26'9 max x 23'6 max (8.15m max x 7.16m max)

Tiled floor. Skirting boards. Tiled hearth to chimney breast and wood burning stove. Two contemporary vertical radiators. Inset ceiling spot lights. UPVC double glazed window to the side aspect. Double glazed Bi-Folding doors to the rear garden. Double glazed flat roof light. Fitted kitchen comprising of: High gloss door and draws, Integrated fridge, Integrated freezer, Integrated washing machine, One and a half 'Neff' integrated fan assisted ovens, 'Neff' integrated microwave, Space and plumbing for a dishwasher, One and a half sink and draining board with extendable mixer tap over, Tiled splash back, Island with storage and breakfast seating area, Four ring 'Neff' induction hob, Hanging island extractor fan, Pop up plug sockets and quartz work tops throughout. Door leading to:

Wet Room / WC 7'1 x 2'10 (2.16m x 0.86m)

Mosaic tiled floor. Tiled walls. Wall mounted chrome heated towel radiator. Wall mounted extractor fan. Inset ceiling spot lights. UPVC obscure double glazed window to the rear aspect. bathroom suite comprising of: Low level WC, Pedestal wash hand basin with chrome mixer tap and a wall mounted chrome shower attachment over wet room drainage area.

First Floor

Landing 10'6 x 18'1 (3.20m x 5.51m)

Fitted carpet. Skirting boards. Pendant light fitting. Storage cupboard. UPVC double glazed window to the side aspect. Doors leading to:

Bedroom One 13'11 x 10'11 (4.24m x 3.33m)

Fitted carpet. Skirting boards. Pendant light fitting. UPVC double glazed window to the front aspect.

Bedroom Two 10'8 x 10'11 (3.25m x 3.33m)

Fitted carpet. Skirting boards. Pendant light fitting. UPVC double glazed window to the rear aspect.

Bedroom Three 8'2 x 6'10 (2.49m x 2.08m)

Fitted carpet. Skirting boards. Pendant light fitting. UPVC double glazed window to the front aspect.

Bathroom 6'0 x 6'10 (1.83m x 2.08m)

Tiled floor with under floor heating. Tiled walls. Wall mounted chrome heated towel radiator. Inset ceiling spot lights and exactor fan. UPVC obscure double glazed window to the rear aspect. bathroom suite comprising of: Low level WC, Vanity wash hand basin with chrome mixer tap, 'P' shaped bath with chrome mixer tap with shower attachment, chrome rainfall shower with additional shower attachment, Glass shower screen and door.

Second Floor

Loft Room 20'5 x 12'7 (6.22m x 3.84m)

Fitted carpet. Skirting boards, Storage into the eaves, Inset ceiling spotlights. Double glazed skylight window to the rear aspect.

Outside

Front Garden

Block paved driveway providing off road parking for several vehicles, side border. Power sockets. EV Charging Point. Gates leading to the garage.

Rear Garden

Three decked areas with one area covered by an attached pergola from the garage. Artificial lawned area. Raised borders. Storage shed. Gated driveway leading to the garage which features an electric roller shutter door, power and light sockets.

Garden Room 16'5 x 11'11 (5.00m x 3.63m)

Entered via double glazed French doors. Wood effect laminate flooring. Wall mounted uplighters. Power sockets. Four double glazed windows over looking the rear garden. Insulated walls, floors and roof.

Services

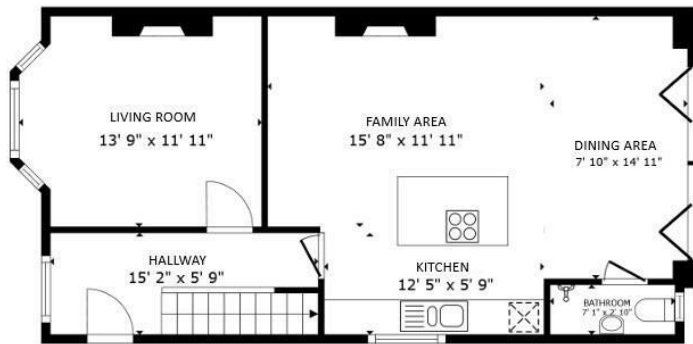
Mains electricity, gas, water, drainage.

Directions

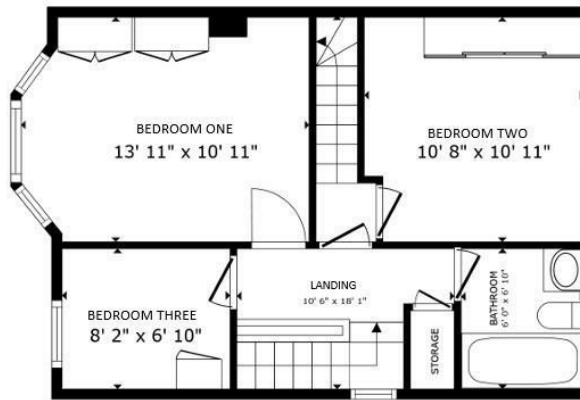
From our office turn right onto Maes-Y-Coed Road, turn right onto Ton-Yr-Ywen Avenue, Turn left onto St Brigid Road, Turn left onto St Asaph Close, Destination will be on the left.



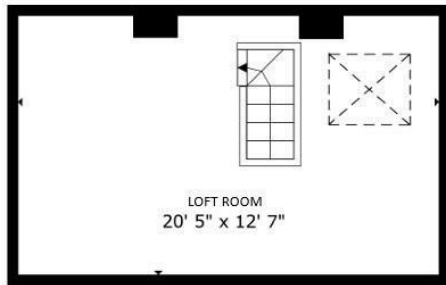




FLOOR 1



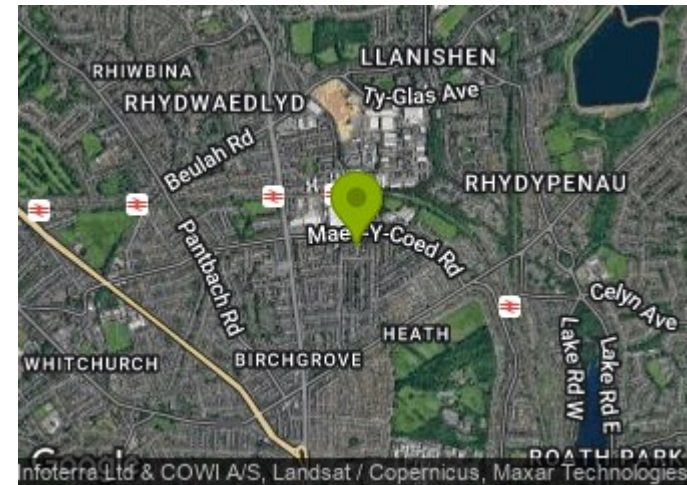
FLOOR 2



FLOOR 3

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GROSS INTERNAL AREA
FLOOR 1 661 sq.ft. FLOOR 2 469 sq.ft. FLOOR 3 256 sq.ft.
TOTAL : 1,385 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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