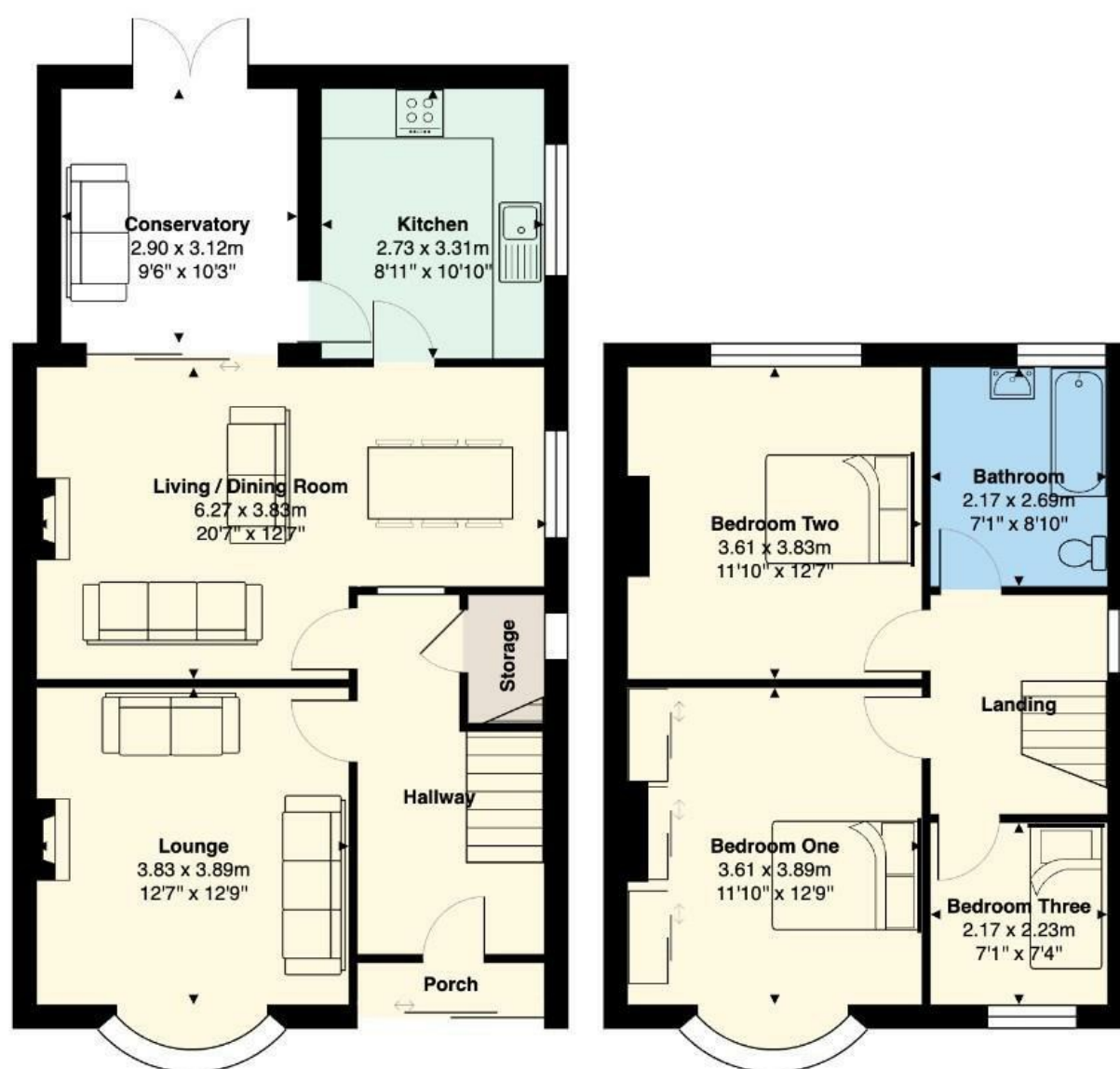


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



ST. MALO ROAD
HEATH



St Malo Road, Heath, CF14 4HN

Total Area: 116.6 m² ... 1255 ft²

All measurements are approximate and for display purposes only



Extended family home in the popular area of heath, this home offers so much further potential for the next home owners.

Comments by - Whitney Jenkins



ST. MALO ROAD

HEATH, CF14 4HN - OFFERS OVER - £465,000



3 Bedroom(s)



1 Bathroom(s)



1255.00 sq ft

Nestled on the charming St. Malo Road in Cardiff, this delightful semi-detached house offers a perfect blend of comfort and convenience for families. Spanning an impressive 1,255 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The well-appointed kitchen flows seamlessly into a bright conservatory, creating an inviting atmosphere that is perfect for family gatherings or quiet evenings.

The home features three generously sized bedrooms, ensuring that there is plenty of room for everyone. The bathroom is conveniently located, catering to the needs of a busy household. Outside, the large south-facing garden is a true highlight, offering a sun-drenched space for children to play, gardening enthusiasts to thrive, or simply for enjoying the outdoors.

Parking is a breeze with off-road parking available for up to three vehicles, along with a garage for additional storage or secure parking. The property is ideally situated near Heath Park and the University Hospital of Wales, making it a prime location for those who value accessibility to green spaces and essential amenities.

This three-bedroom family home is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed property. Don't miss the chance to make this lovely house your new home.

PROPERTY SPECIALIST

Whitney Jenkins
02920 867711
whitney.jenkins@brinsons.co.uk
Sales Negotiator



Entrance Porch

Entrance Hallway
Understair storage

Bay fronted Living Room
3.83m x 3.89m (12'6" x 12'9")

Open plan Living / Dining Room
6.27m x 3.83m (20'6" x 12'6")

Kitchen
2.73m x 3.31m (8'11" x 10'10")

Conservatory
2.90m x 3.12m (9'6" x 10'2")

To the first floor

Bedroom One
3.61m x 3.89m widest points (11'10" x 12'9" widest points)

Bedroom Two
3.61m x 3.83m (11'10" x 12'6")

Family Bathroom
2.17m x 2.69m (7'1" x 8'9")

Bedroom Three
2.17m x 2.23m (7'1" x 7'3")

Garden
Large South Facing garden

Garage
Detached garage with up an dover door

Driveway
Parking for one car.

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax
Band - F

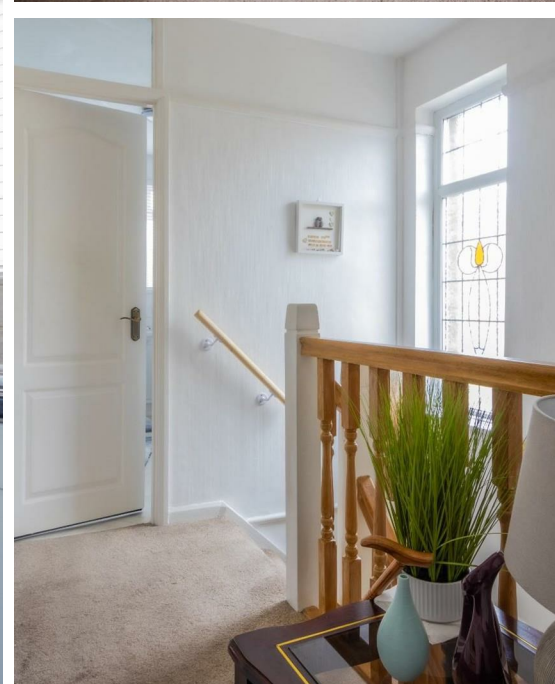
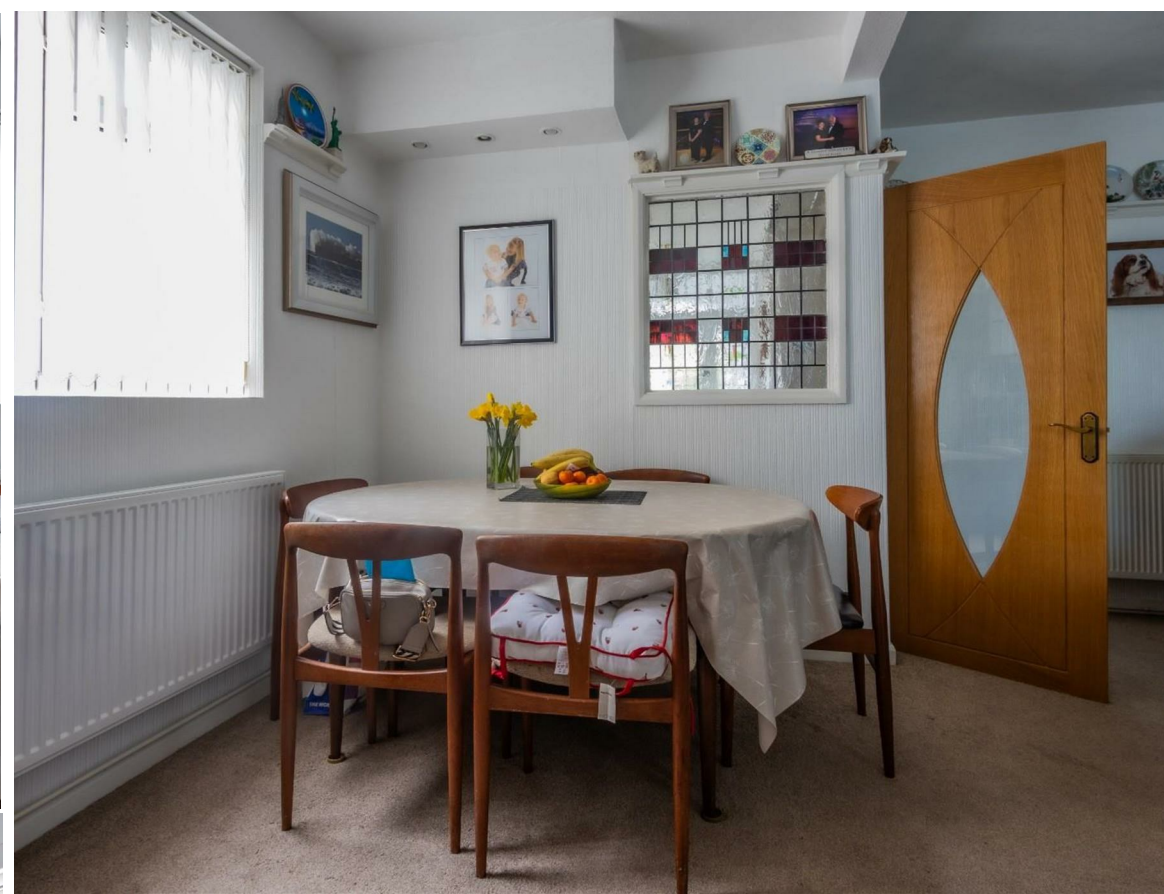
School Catchments
My English medium primary catchment area is Ton-Yr-Ywen Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is

Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



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





