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12 St. Ina Road, Heath, Cardiff, CF14 4LS

Offers in the region of £430,000

 **peter  
alan**

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A substantial four-bedroom gable fronted semi-detached bay fronted character house built circa 1947, the front inset with a two-storey semi-circular bay, further front elevations in facing brick side and rear elevations in render, all beneath a hipped clay tiled roof.

The property benefits from a modern gas heating system with panel radiators and modern British Gas combi boiler, replacement PVC double glazed windows with the original stained glass leaded lights, charming wood block floors, a period hallway with a wide original staircase, high ceilings with picture rails and original traditional panel doors throughout.

Outside there is a private part block paved entrance drive leading to a detached garage, and the rear gardens are good sized and very private.

The accommodation comprises an entrance porch, an entrance hall, a front lounge, a separate dining room, a large PVC conservatory, a kitchen, and a ground floor downstairs cloakroom with a modern white suite.

The first floor comprises three-bedrooms together with a spacious family bathroom and at second floor level approached via a custom-made staircase is a loft space conversion with hipped dormer providing a double sized fourth bedroom.

The property is available with immediate possession.

St Ina Road is a very popular and private quiet select residential road, level walking distance to Ton Yr Ywen Primary school and within walking distance to both Heath Low Level and Heath High Level railway stations.

Also close by are the Heath Park playing fields with its tennis courts, its pitching put, its children's play area and its model railway. Also within a short walking distance is St Isan Road with its mini shopping area, whilst a little further is Birchgrove shopping centre and Rhydyphenau crossroads shopping centre.

### Entrance Porch

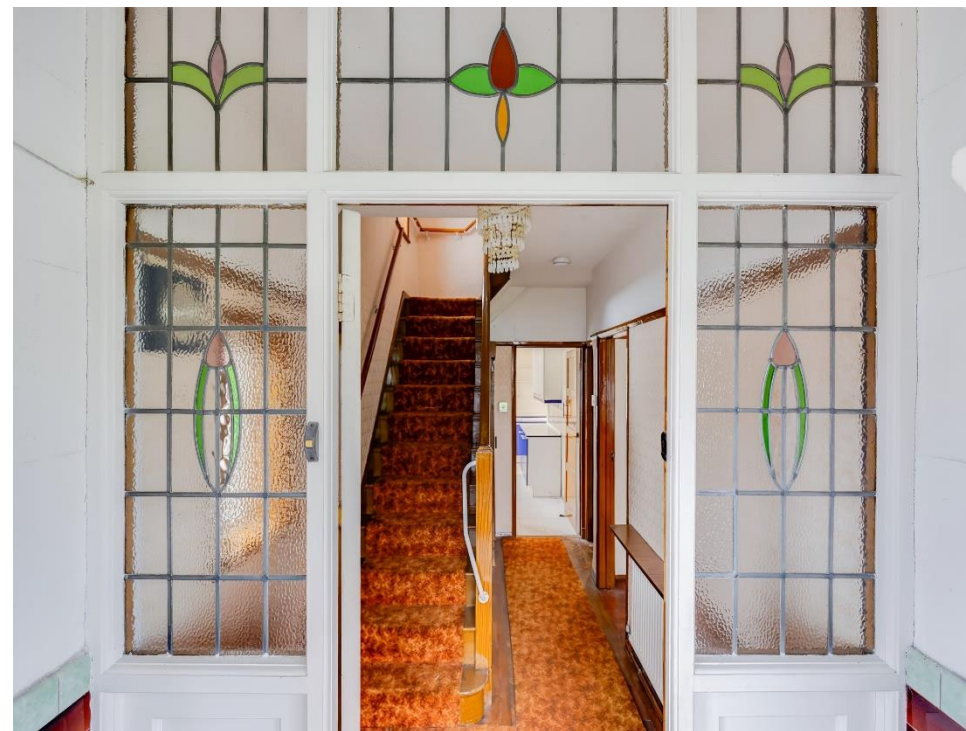
6' 6" x 5' 1" (1.98m x 1.55m) Approached via a white PVC part double glazed part panelled front entrance door with matching side screen windows in obscure glass leading to a carpet tiled porchway with part tiled walls and arched surround.

### Entrance Hall

Approached via an original part panelled stained glass leaded front entrance door opening into a character hall with wood block flooring wide staircase with useful under stair pantry/potential cloaks hanging cupboard with slate cold shelf and PVC double glazed replacement obscure glass window. Radiator, high ceiling with picture rail, PVC replacement double glazed window inset with the original stained glass leaded glass.

### Front Lounge

13' 5" x 12' 5" (4.09m x 3.78m) Into a semi-circular bay inset with white PVC replacement double glazed windows with original stained glass leaded upper lights, open working tiled fireplace and hearth, original wood block flooring, high ceiling with picture rail, two alcoves, radiator, original panel traditional door to entrance hall.





### Dining Room

12' 8" x 12' (3.86m x 3.66m)

Independently approached from the entrance hall via an original panel door, contemporary fireplace with marble hearth and surround inset with a living flame coal effect gas fire, two alcoves each fitted with wall shelving and storage dresser, high ceiling, further PVC clear glass double glazed French door with side screen windows opening into...

### Conservatory

14' 9" x 11' 2" (4.50m x 3.40m)

Constructed with PVC double glazed windows with bevelled leaded upper lights surmounted onto a cavity brick plinth outer wall all beneath a polycarbonate roof with fitted blinds. White PVC double glazed French doors opening onto an enclosed and sheltered rear garden.

### Downstairs Cloakroom

Approached from the conservatory via a PVC obscured glass door leading to a downstairs cloakroom with tiled floor and modern white suite comprising w.c with concealed cistern and mounted wash hand basin with mixer taps, ceramic tiled splashback, replacement PVC double glazed patterned glass window to side.



### Kitchen

15' 4" x 6' 7" (4.67m x 2.01m)

Fitted along four sides with a range of base units with Formica worktops with stainless steel sink with drainer, original mounted wall dresser with glass doors, original part tiled walls, thermoplastic tiled floor, two PVC double glazed obscure glass windows to side. Original traditional panel door to entrance hall.

### First Floor Landing

Approached via a wide carpeted original staircase with half landing and spindle balustrade main landing, replacement PVC double glazed window to side inset with the original stained glass leaded lights. High ceiling with picture rail.

### Bedroom One

13' 4" x 11' 1" (4.06m x 3.38m)

Into a semi-circular bay with replacement PVC double glazed windows inset with the original stained glass leaded upper lights, shaped bay radiator, coved ceiling with picture rail, alcove wardrobe, original traditional panel door to landing.

### Bedroom Two

12' 9" x 12' (3.89m x 3.66m)

Fitted with a range of built out wardrobes with glass fronted cabinets and modern drawers with slim line handles all in white, radiator, PVC double glazed tilt and turn window with a pleasant rear garden outlook. Original traditional panel door to landing.



### Bedroom Three

7' 8" x 7' 8" (2.34m x 2.34m)

Approached from the landing via an original traditional panel door leading to a good sized third bedroom with a built-out wardrobe with white panel doors, radiator, picture rail, replacement PVC double glazed window inset with the original stained glass leaded upper lights with outlooks onto St Ina Road.

### Family Bathroom

8' x 6' 8" (2.44m x 2.03m)

White suite with original wall tiles comprising panel bath with chrome taps, Triton shower unit, curtain rail, shaped pedestal wash hand basin with chrome taps, w.c, replacement PVC double glazed obscure glass window to side, built out cupboard housing a modern wall mounted British Gas combi boiler. Radiator. Coved ceiling.

### Second Floor Landing

Approached via a custom-made returning spindle balustrade staircase leading to a second-floor landing with a spindle balustrade and a white PVC double glazed window clear glass window to side.





### Bedroom Four

14' 3" x 13' 10" (4.34m x 4.22m)

With access to useful eaves roof space storage areas, large Velux double glazed window to rear, fire exit double glazed window to front, a good size fourth bedroom.

### Outside Front Garden

Well stocked with a range of shrubs and plants providing a natural screen of privacy.

### Entrance Drive

Private off-street block paved vehicular entrance drive that leads to the side of the property and onto a garage, approached via double gates surmounted onto two brick pillars.

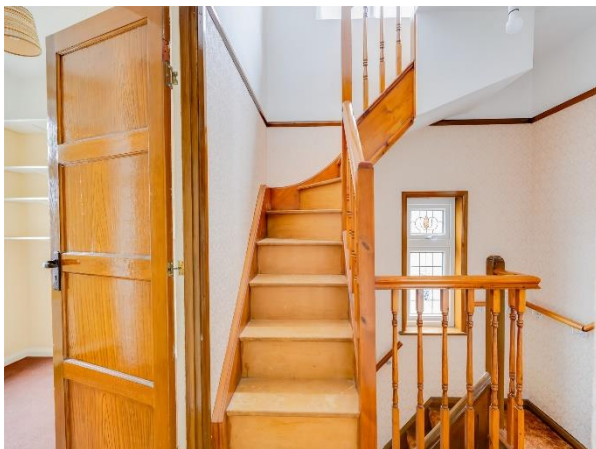
### Garage

Detached garage with up and over door, courtesy door to garden, outside light, pitched concrete interlocking tiled roof, rendered elevations.

### Rear Gardens

The property benefits from a good size well stocked and very private rear garden, with a garden gate that provides access directly onto the side drive. The garden itself is chiefly laid to lawn screened along three sides by a range of mature trees to afford privacy and security.







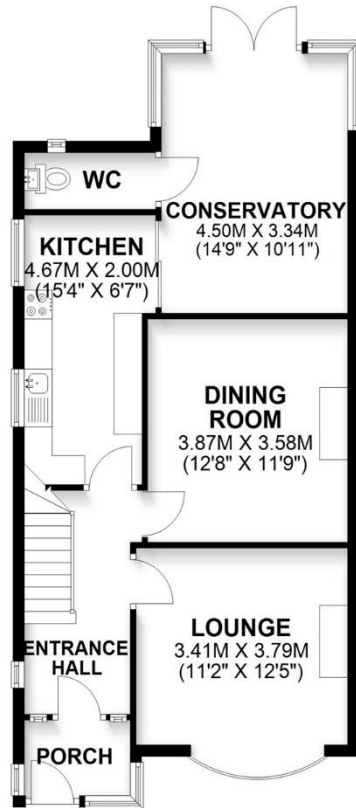




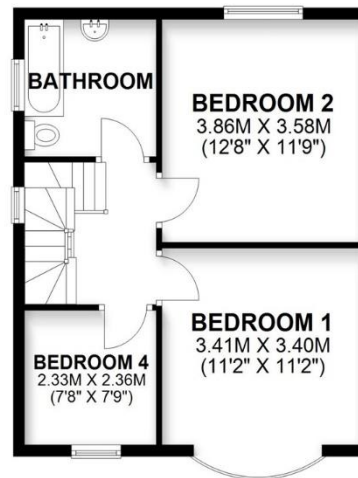
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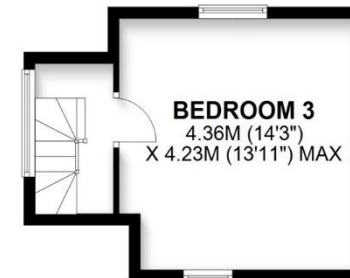
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



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