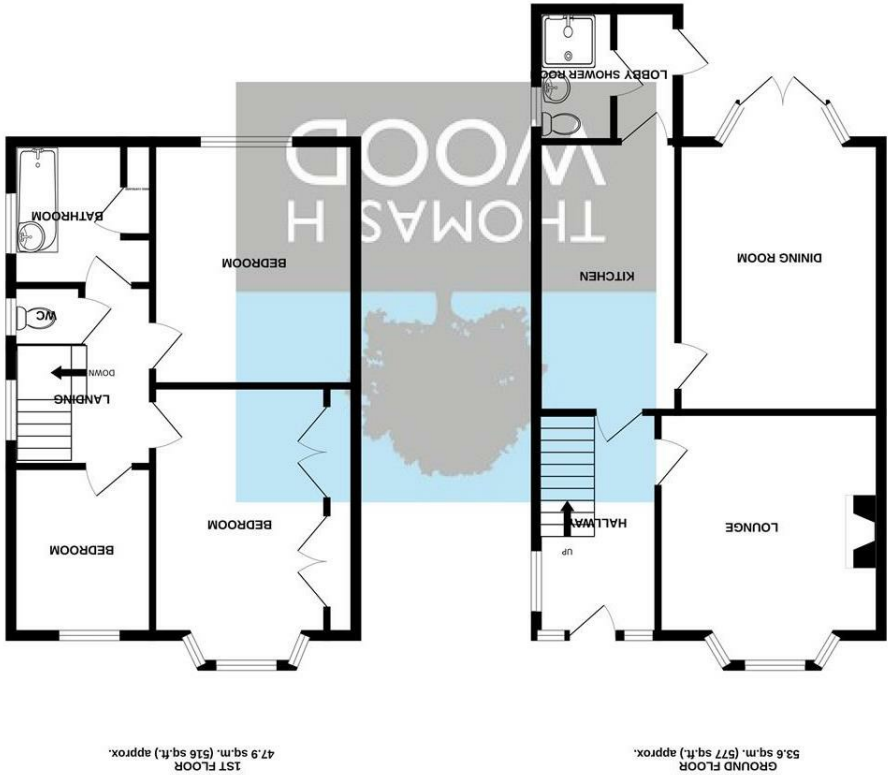
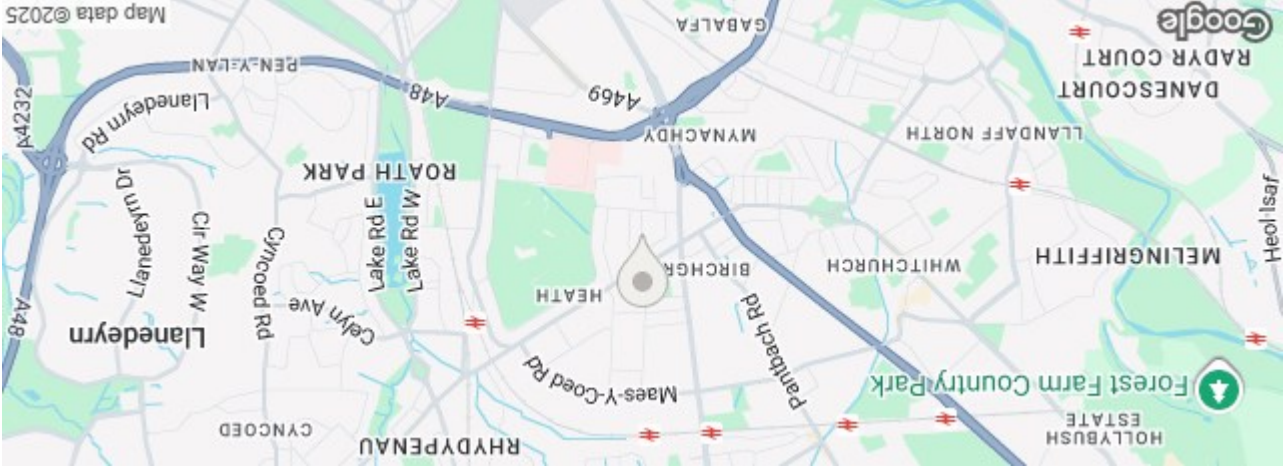


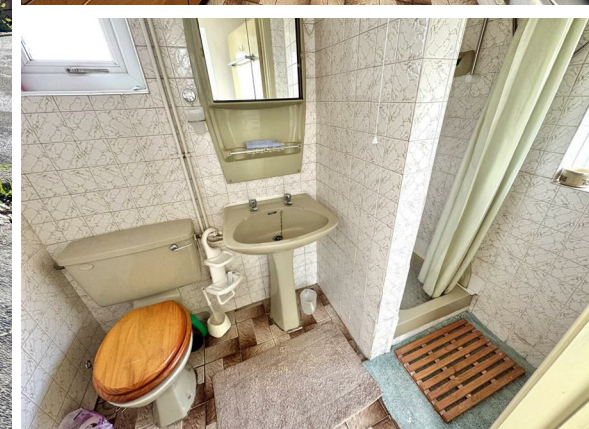
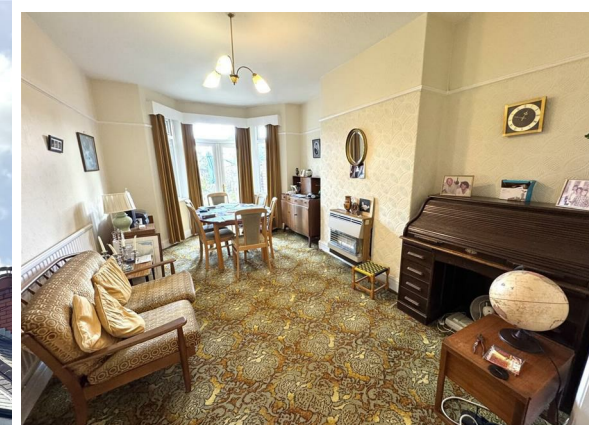


3 BED SEMI
TOTAL FLOOR AREA : 101.5 sq.m. (1093 sq.ft.) approx.
We warrant every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is a preliminary proposal only and should be used as a guide to any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee as to their quality or quantity can be given.
Made with Metaphor 2025

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	
57	78
EU Directive 2002/91/EC England & Wales	



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29 St. Augustine Road,
Heath, Cardiff
CF14 4BE

£399,950
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1093.00 sq ft

Current EPC Rating - D57

Potential EPC Rating - C78



This three bedroom semi-detached property on Augustine Road, Heath, presents a fantastic opportunity for buyers seeking a home with scope for improvement. Having been in long-term ownership, the property is now in need of modernisation but offers significant potential to create a stylish family home. Situated in a highly desirable location, the house benefits from well-proportioned rooms, gardens to the front and rear, and the opportunity for off-road parking subject to necessary consents.

The property is ideally positioned close to the excellent public transport links, highly regarded schools and the excellent local amenities, making it an attractive purchase for families, investors or those looking to add value through renovation.

ENTRANCE HALL

A welcoming hallway providing access to the ground floor accommodation and stairs to the first floor.

LOUNGE

3.70m x 4.61m (12'1" x 15'1")

Spacious front aspect room with large window allowing natural light. With carpeted floor. picture rail smooth ceiling with ornate coving wall mounted gas fire UPVC bait window.

DINING ROOM

3.39m x 5.43m (11'1" x 17'9")

Rear aspect reception room overlooking the garden. With carpeted floor paper walls, paper ceiling. Wall mounted gas fire UPVC windows and doors to

KITCHEN

2.18m x 4.95m (7'1" x 16'2")

Generous kitchen with a range of wall base units contrasting work surfaces over stainless steel one and a half volt sink space for appliances door through to internal lobby leading to shower room.

GROUND FLOOR SHOWER

1.24m x 2.21m (4'0" x 7'3")

With low-level WC pedestal wash hand basin fully tiles, wall and floor shower enclosure with electric shower

BEDROOM ONE

3.45m x 4.64m (11'3" x 15'2")

Front aspect double bedroom. With carpeted floors, paper walls, picture rail paper ceiling UPVC bay window to front fitted wardrobes along one side.

BEDROOM TWO

3.45m x 3.95m (11'3" x 12'11")

Rear aspect double bedroom overlooking the garden. Further generous double bedroom with carpeted floors painted walls with picture rail paper ceiling fitted wardrobes along one wall UPVC window to rear.

BEDROOM THREEE

2.18m x 2.70m (7'1" x 8'10")

Front aspect single bedroom. A larger an average single room with carpeted floor papered walls papered ceiling with coving fitted wardrobe UPVC window to front.

BATHROOM

2.18m x 2.03m (7'1" x 6'7")

Currently fitted with a basic suite, requiring modernisation. A two piece suite with low-level bath washer and basin vanity unit having cupboard part walls carpeted floor.

W.C.

0.79m x 1.30m (2'7" x 4'3")

Low-level WCUPVC window to site carpeted floor

OUTSIDE

FRONT

The front garden also offers potential for creating off-road parking, subject to necessary consents.

REAR

The property benefits from a generous rear garden offering excellent scope for landscaping or extension (subject to planning permission).

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F

