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2 Highfield Road, Heath, Cardiff, CF14 3RE

Offers over £700,000



A truly charming hall to hall style semi-detached Edwardian style house of character, beautifully improved in recent year to provide a magnificent five-bedroom, two-bathroom family residence, inset with a two storey bath stone bay, all beneath a modern re-newed slate roof. This substantial home occupies a great location equidistant between the scenic Roath Park Lake and Heath Park with its large areas of playing fields, its ancient woodland and is fine tennis courts. Within a short walk are two railway stations, Heath Low level and Heath High level, both providing fast travel every 15 minutes to both Cardiff Queen Street and Cardiff Central. This magnificent property has been greatly improved to include replacement PVC double glazed windows, re-rendered external elevations, aluminium composite double glazed bi-folding doors (2012), along two walls which provide a private rear garden outlook from the impressive open plan kitchen and dining room, (31'2 x 12'1). Further improvements include a stylish modern downstairs cloak room/utility, which is approached from a generous period entrance reception hall, a stunning luxury first floor (2028) bathroom with both free standing bath and contemporary shower, gas heating with a modern Worcester Combi Boiler, and a large and well-designed full size loft conversion, completed with building regulation approval in 2022, and provides a super-sized master bedroom with bespoke fitted wardrobes and a superb spacious ensuite shower room. This period house provides 2200 square feet and benefits many character features including high coved ceilings with picture rails, elegant fireplaces, original pine panel doors with period handles, a full-size Welsh dresser, moulded skirting boards and architraves, and a charming spindle balustrade staircase. Special features also include UNDER FLOOR HEATING in the kitchen (gas fired wet system), many USB points inset with double power points

within the living space, a Smart meter, Nest programmer, renovated sand blasted front bays, a modern electrical consumer unit, a stylish composite front entrance door, a private entrance drive with an electric car charger point, a generous garage (18'6 x 9'10), a front first floor balcony with a spindle balustrade, a further first floor rear roof garden with decked floor and a safety surround, and a very private level mature rear garden, which compliments the well-planned living space. A superb family home in a very convenient location, must be seen!

Ground Floor Entrance Porch
Open fronted porchway.

Entrance Hall Entrance reception hall approached via a composite double-glazed part panelled front entrance door inset with contemporary and stylish upper light windows opening into a large main hall with original wood block flooring and an original spindle balustrade staircase leading to the first-floor landing. High ceiling, picture rail, radiator, original tiled threshold.

Downstairs Cloakroom/Utility With a modern white suite comprising slim line w.c, wall mounted wash hand basin with chrome taps and stone tiled splashback, tile flooring, space with plumbing for a washing machine, space for the housing of a tumble dryer, high ceiling with spotlights, air ventilator.

Front Lounge 16' 6" x 12' 10" (5.03m x 3.91m) Into a wide splayed bay with replacement PVC double glazed windows with outlooks onto the frontage road, high coved ceiling, picture rail, open fireplace with slate hearth and cast-iron log burner, two wide alcoves, double radiator, original traditional panel door with brass door handles to entrance hall.

Sitting Room 14' 3" x 13' (4.34m x 3.96m) Independently approached from the entrance hall via an original traditional pine panelled





door with brass door handles leading to a spacious reception room with original wood block flooring, character fireplace with open fire and tile surround and hearth, two wide alcoves, radiator, high ceiling, picture rail, PVC double glazed French doors with black contemporary handles and upper light windows opening onto and overlooking the very private enclosed level rear gardens, further PVC double glazed replacement window with side aspect.

Open Plan Kitchen and Dining 31' 2" x 12' 1" (9.50m x 3.68m) Approached independently from the entrance hall via an original part panelled door with stain glass leaded upper lights leading into a large dining area with wood block flooring, original Welsh dresser, floor to ceiling height, two PVC double glazed windows with a side garden aspect, high ceiling, picture rail, radiator, square opening to kitchen: UNDER FLOOR GAS FIRED HEATING, Well fitted along one side with an extensive range of modern panel fronted floor and eye level units with solid granite work surfaces incorporating a stainless steel sink unit with power jet mixer taps, vegetable cleaner and drainer, granite splashback, integrated dishwasher, integrated Hoover fan assisted electric oven, integrated grill, units with retractable chrome shelves, space for the housing of an upright fridge freezer, free standing island unit with granite worktops incorporating a five ring gas hob including wok burner, multiple deep pan drawers and further storage cupboards, all doors with slim line chrome handles, stylish chrome power points and light switches, high ceiling with spotlights, two walls inset with multiple double glazed composite aluminium bi-folding doors that open



completely to allow a full access and aspect onto the enclosed and private rear gardens, very contemporary. Impressive tile flooring throughout, radiator, fully vented stainless steel extractor hood. Integrated onto the island unit is a double chrome effect power point with two USB points.

First Floor Landing Approached via a wide carpeted single flight spindle balustrade staircase that leads to a large spindle balustrade landing with access to roof space to the rear of the property via a drop-down ladder. Picture rail. High coved ceiling.

Bedroom One 16' 5" x 13' (5.00m x 3.96m) Into a wide splayed bay with replacement PVC double glazed windows with elevated outlooks across the frontage road, high coved ceiling with spotlights, elegant character fireplace with cast iron grate, double radiator, original traditional panel door with brass handles to landing. Double power point with USB point.

Bedroom Two 14' 3" x 13' (4.34m x 3.96m) Independently approached from the landing via an original traditional panel door with brass handles leading to a large double sized bedroom with elegant cast iron character fireplace with cast iron grate, double radiator, replacement PVC double glazed window with outlooks across the rear gardens, high coved ceiling, picture rail, radiator.



Bedroom Three 12' 3" x 11' (3.73m x 3.35m) Independently approached from the landing via an original traditional panel door with brass door handles leading to a further double sized bedroom with original character fireplace, replacement PVC double glazed window with a side aspect, high coved ceiling, picture rail, radiator, PVC double glazed French door opening onto...

Roof Garden Approached from bedroom three is a fully decked and enclosed rear roof garden with outlooks across the rear gardens. Ample space for sun loungers etc.

Bedroom Four 10' x 7' (3.05m x 2.13m) Independently approached from the landing via an original traditional panel door with original door furniture leading to a super-size fourth bedroom with high ceiling, picture rail, radiator, double power point with USB point, and PVC double glazed French doors that open onto...

Front Balcony There is an enclosed front balcony with decked flooring and a spindle balustrade surround fully under cover with outlooks across the frontage road.

Family Bathroom 9' 1" x 8' (2.77m x 2.44m) Approached independently from the landing via an original traditional panel door with brass handles leading to a luxury family bathroom with fully tiled walls and floor comprising double size wet room style shower with large clear glass shower screen and chrome shower fittings including waterfall fitment and separate hand fitment, round top free standing



bath with chrome mixer shower fitment, chrome mixer taps and pop up waste, slim line w.c, wall mounted wash hand basin with chrome mixer taps and pop up waste and two built out vanity drawers with high gloss fronts and chrome slim line handles. Bathroom cabinet with mirrored door and sensor-controlled lights, automatic air ventilator, ceiling with spotlights, two stylish vertical radiators, obscure glass PVC double glazed window to side.

Second Floor Landing Approached via a custom-made carpeted returning spindle balustrade staircase, which leads to master bedroom five, high ceiling with Velux double glazed front window.

Master Bedroom Five 21' 7" x 15' 7" Min (6.58m x 4.75m Min) A super-sized master bedroom forming part of a professional loft conversion completed with building regulation certification, providing an exceptionally large bedroom with a rear dormer inset with PVC double glazed windows with outlooks across the rear gardens and over the surrounding area towards distant hillside, the dormer provides good head height and there is further storage space to the front provided by access to the eaves. Two Velux double glazed windows to the front benefit black out blinds, and a special feature of this room are stunning high specification fully integrated, and custom made bespoke built-in wardrobes in royal blue with gold-coloured handles and panelled doors providing storage depth in one section as deep as 4 ft 5. Very impressive. This room is approached from the landing via an oak contemporary panel door with chrome door handles. Double radiator.

En Suite Shower Room 7' 10" x 7' 5" (2.39m x 2.26m) A very large and stylish modern contemporary en suite shower room with fully tiled floor and part retro tiled walls comprising full size walk in wet room style shower with gold shower fitments including waterfall fitment, separate shower hand fitment and matching taps, integrated vanity shelf, large glass shower screen. Slim line w.c, wall mounted shaped wash hand basin with gold effect mixer taps and a built out double drawer vanity unit, dark black contemporary shaver point. Ceiling with spotlights, air ventilator, obscure glass PVC double glazed window to rear, wall mounted heated towel rail/radiator.

Outside Front Entrance Drive There is a private off street vehicular entrance drive with electric charger point approached via a drop kerb access, whilst the remaining front garden is also finished in stone potentially providing parking for a second smaller vehicle, enclosed the front by low boundary walls.

Rear Garden A very private traditional totally level rear garden, enclosed by a combination of brick-built boundary walls and lined with garden trees and hedgerow to provide natural privacy and security. Approached from the kitchen to the side is a patio area that is totally secluded and finished in level stone.

Garage 18' 6" x 9' 10" (5.64m x 3.00m) Approached via an electronically controlled roller up and over door leading to a large garage with electric power and light plus PVC double glazed window and PVC double glazed courtesy door that provides direct access to the rear gardens. Inspection pit.







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