

159 Heathwood Road,

Heath, Cardiff, CF14 4BL



Estate Agents and Chartered Surveyors

Asking Price Of

£675,000



Semi-Detached House

4

2

2

3

Property Description

An immaculate four bedroom extended semi detached family home in the heart of Heath. The property has been beautifully restored and upgraded from top to bottom with a large rear extension offering that dreamy open plan kitchen/dining and living area with bi-folding doors offering indoor/outdoor living. Must be seen to be appreciated

Tenure Freehold

Council Tax Band C

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

PROPERTY DESCRIPTION

An immaculate four bedroom extended semi detached family home in the heart of Heath. The property has been beautifully restored and upgraded from top to bottom with a large rear extension offering that dreamy open plan kitchen/dining and living area, bi-folding doors and roof lantern offering that spacious indoor/outdoor living onto a detailed landscaped garden. The rear garden also offers a built-in outdoor kitchen with fitted gas BBQ, bar area and ample seating for the family to enjoy.

Internally the property accommodation briefly comprises; entrance hallway with original panelling and picture rails, lounge, downstairs shower room, second reception room leading into an open plan kitchen/dining area with separate utility room. To the first floor you will find four bedrooms and a family bathroom complete with four-piece bathroom suite.

Outside to the front of the home you will find a larger than average front garden laid with artificial grass and a board of plants and trees parallel to a block paved driveway offering parking for up to four cars. Double garden gates provide side access leading onto an exquisite enclosed rear garden laid with a combination of porcelain tiles and artificial grass, boarded with a range of plants, trees and shrubbery. Lighting has been carefully placed around the garden offering wonderful ambience on those summer evenings with a bespoke built in outdoor kitchen with fitted gas BBQ and pergola. Finally, to finish a detached garage with electric garage door and shed to the rear.

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are within walking distance. The property is situated on the popular tree lined Heathwood Road, a stone's throw away from Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

ENTRANCE HALL

Enter into hallway via composite front door. Textured walls with original panelling and picture rail. Smooth ceilings with a central light pendant finished with the original parquet flooring. Carpeted staircase leading to first floor with under stairs storage cupboard. Upvc double glazed window with the original stained glass encased in between. Door leading to lounge, second reception room and downstairs shower room.

LOUNGE

14' 5" x 13' 6" (4.40 into bay m x 4.13 into alcove m)

Smooth walls and ceilings with a central light pendant and original cornice and covering finished with the original parquet flooring. Central chimney breast with original working 1930's fireplace with stone surround. Upvc double glazed bay window to front with fitted white plantation shutters. (Original stained glass is encased within the double glazing)

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SHOWER ROOM

7' 6" x 4' 1" (2.31 m x 1.27 m)

Fitted with a modern three piece suite comprising walk in double shower with glass shower screen, WC and wash hand basin. Tiled walls and flooring with smooth ceilings and spot lighting.

SECOND RECEPTION ROOM

13' 7" x 11' 7" (4.15m x 3.55 into alcove m)

Smooth walls and ceilings with a central light pendant finished with laminate flooring and underfloor heating. Central chimney breast with decorative fire and wood mantle. Open plan to dining and kitchen area.

KITCHEN/DINING ROOM

19' 5" x 9' 9" (5.93 m x 2.99 m)

Fitted with a traditional shaker style kitchen with wooden worktops over. Inset composite 1.5 bowel sink unit plus drainer. Two built in ovens, one of which also offers a microwave function, five ring glass hob and cooker hood over. Space for American style fridge/freezer and wine fridge. Integral dishwasher and integral bin storage. Tiled splash back with smooth walls and ceilings, spot lighting finished with laminate flooring and underfloor heating. Upvc double glazed window to side and aluminium bi-folding doors to rear garden. Open plan to dining room. Door leading to utility room.

UTILITY ROOM

8' 7" x 5' 8" (2.63 m x 1.75 m)

Fitted with a modern range of base and eye level units with worktops over. Space for both washing machine and tumble dryer. Boiler situated within the units and was installed in 2020. Smooth walls and ceiling with a central light pendant finished with tiled flooring and underfloor heating. Upvc double glazed obscure window to side.

LANDING

Original panelling continues up the stairs towards the landing space. Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to all first floor rooms. Upvc double glazed window to side with original stained glass window encased. Loft hatch provide access to loft storage with pull down ladder and is partly boarded. Doors leading to all first floor rooms.

BEDROOM ONE

14' 5" x 10' 8" (4.41 into bay m x 3.26 to chimney breast m) Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Central chimney breast with reclaimed feature fireplace and surround. Upvc double glazed bay window to front with fitted plantations shutters. (Original stained glass is encased within the double glazing)

BEDROOM TWO

13' 8" x 11' 8" (4.17 m x 3.56 into alcove m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Central chimney breast. Fitted black out blinds with a Upvc double glazed window to rear.

BEDROOM THREE

11' 2" x 9' 4" (3.42 m x 2.85 m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear with fitted block out blinds.

BEDROOM FOUR

8' 8" x 8' 3" (2.65 m x 2.53 m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to front with fitted plantations shutters. (Original stained glass is encased within the double glazing)

FAMILY BATHROOM

10' 0" x 5' 4" (3.07 m x 1.65 m)

Fitted with a modern four piece bathroom suite comprising walk in double shower with sliding glass shower screen, free standing bath, WC and wash hand basin. Tiled walls and flooring with smooth ceiling finished with spot lighting. Upvc double glazed obscure window to side.

OUTSIDE

Front - Spacious front garden laid with artificial grass and porcelain tiled with a boarder of plants, trees and shrubbery. A block paved driveway offers ample off road parking for up to four cars. Large double side gates provides access to the rear garden.

Rear - A beautifully landscaped garden can be found to the rear offering the ideal social dining and outdoor living area laid with porcelain tiles. The remainder of the garden is laid with artificial grass for low maintenance upkeep ideal for those with children. Raised planters offer a range of plants, trees and shrubbery and outdoor lighting and outdoor sockets can also be found.

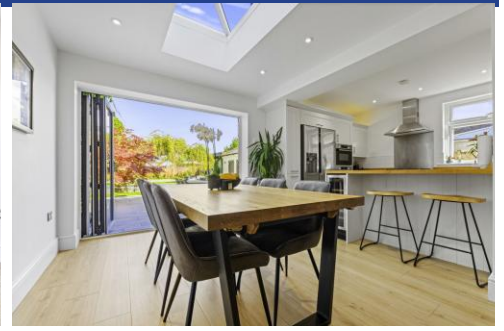
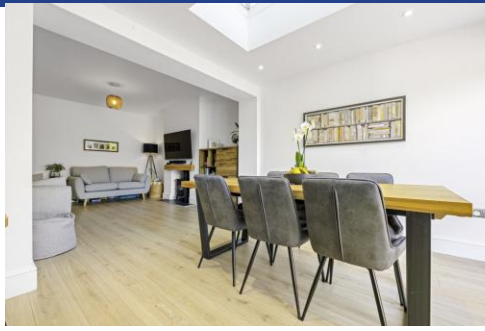
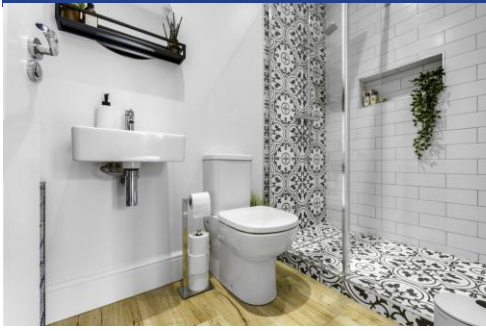
A bespoke outdoor kitchen was fitted in 2023 with a gas BBQ and bar area with seating and pergola ideal for those who like to entertain with fitted storage and log store.

GARAGE

17' 1" x 8' 2" (5.23 m x 2.50m)

Detached garage with power and lighting and an electric garage door. Shed the rear offers additional storage. (Shed - 2.63/1.59m)

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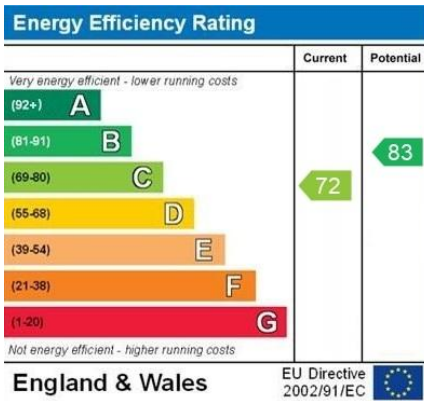
GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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