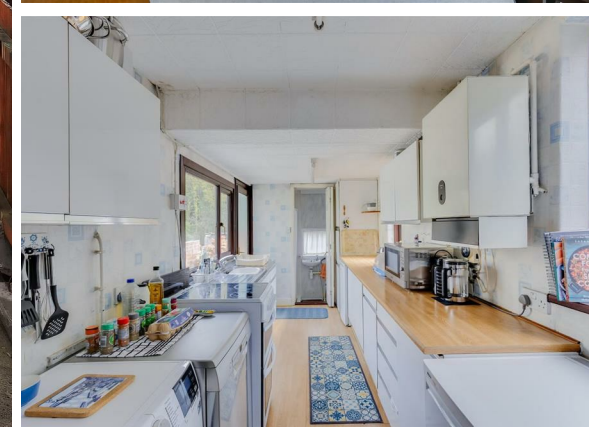
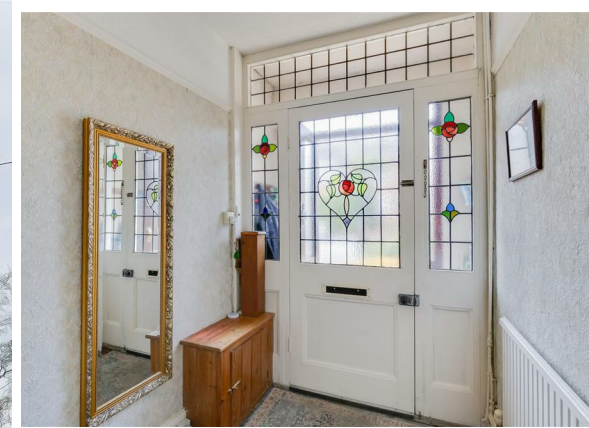




32 Crystal Avenue,
Heath, Cardiff
CF23 5QL

Asking Price £410,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 987.20 sq ft

Current EPC Rating - D63

Potential EPC Rating - B82

We are delighted to present this impressive three-bedroom semi-detached family home, ideally located on the highly sought-after Crystal Avenue. Perfectly positioned within walking distance of Heath Upper & Lower Train Stations, Roath Park Lake, and Cardiff High School. It is also within close proximity to University Hospital of Wales. The property sits on a generous plot that offers fantastic potential for further development or extension (subject to planning). This charming home is beautifully arranged, with an inviting and a spacious hallway with original stain glass door, wood block flooring and picture rails. The bay-fronted lounge is warm and welcoming, featuring a gas fire with marble surround. The adjoining dining room benefits from views of the delightful rear garden. A galley style kitchen and convenient downstairs shower and WC completes the ground floor layout. Upstairs, you'll find three generously sized bedrooms and a family bathroom. The rear garden is a standout feature—generously sized, beautifully landscaped, and boasting mature plants, trees and shrubs along with a patio area. To the front, there is off-road driveway parking for two vehicles.

This wonderful home combines a prime location, spacious living, and scope to personalise or expand—making it an ideal choice for families and professionals alike. Viewings are highly recommended. To be sold with no onward chain.

HALLWAY

Via original hardwood front door with stain glass inserts. With wood block flooring, papered walls and picture rail. Doors to all rooms and stairs rising to the first floor.

LOUNGE

3.72m x 4.66m (12'2" x 15'3")

With wood block floor, papered walls with picture rail. Feature gas fire, with marble surround and hearth. Deep UPVC bay window and radiator panel.

DINING ROOM

4.34m x 4.34m (14'2" x 14'2")

With carpeted floor, papered walls with picture rail. Feature electric fire, deep UPVC bay window and radiator panel

KITCHEN

2.06m x 5.48m (6'9" x 17'11")

With a range of wall and base units with contrasting work surfaces over. Stainless sink and drainer, space for appliances. Wall mounted boiler, UPVC windows to the side aspects and UPVC door to the patio and rear garden.

WC/SHOWER

1.87m x 0.65m (6'1" x 2'1")

With low level WC and shower enclosure with electric shower. Single glazed window to the rear.

LANDING

Via carpeted staircase to landing. Original, stain glass window to side aspect. Doors to all rooms. Loft access hatch.

BEDROOM ONE

3.63m x 4.63m (11'10" x 15'2")

With carpeted floor, papered walls, picture rail and fitted wardrobes. UPVC window bay with fitted blinds and radiator panel.

BEDROOM TWO

3.63m x 3.83m (11'10" x 12'6")

With carpeted floor, papered walls, picture rail and fitted wardrobes and airing cupboard. UPVC window and radiator panel.

BEDROOM THREE

2.09m x 2.44m (6'10" x 8'0")

With carpeted floor, papered walls, picture rail and loft access. UPVC window and radiator panel.

SHOWER ROOM

1.80m x 1.82m (5'10" x 5'11")

A three-piece suite with low level WC, pedestal wash hand basin and shower cubicle with electric shower and sliding glazed doors. UPVC window and radiator panel. Carpeted floor and fully tiled walls.

OUTSIDE

FRONT

A low maintenance frontage with decorative stone and mature shrubs. Driveway to the side of the property.

REAR

A generous rear garden with an array of mature plants, trees and shrubs. Timber sheds and perimeter fencing. Gate to the driveway and front of the property.

TENURE

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

COUNCIL TAX

Band E



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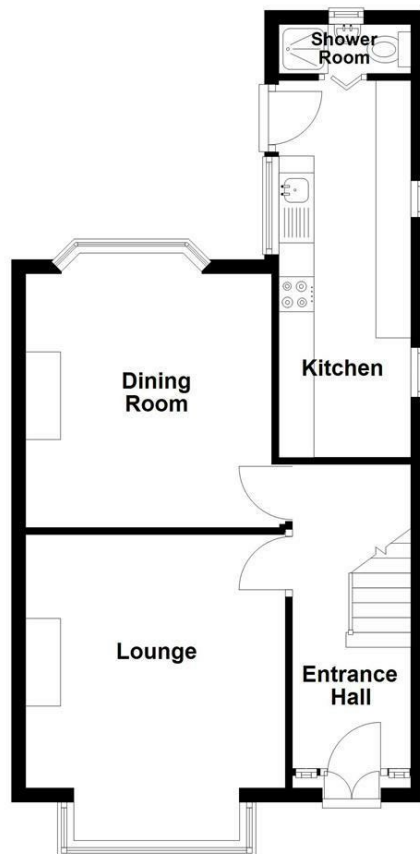


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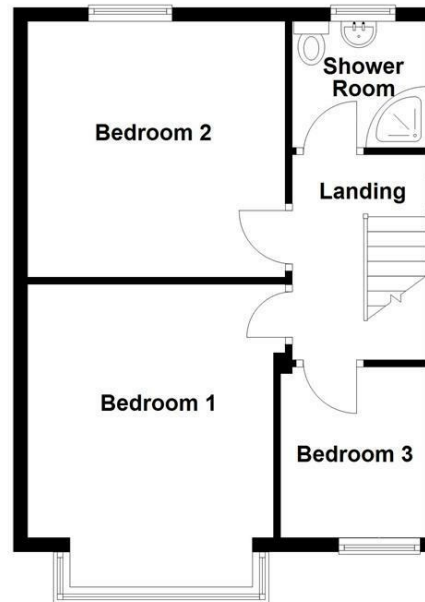
Ground Floor

Approx. 528.4 sq. feet

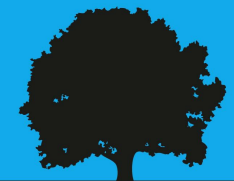
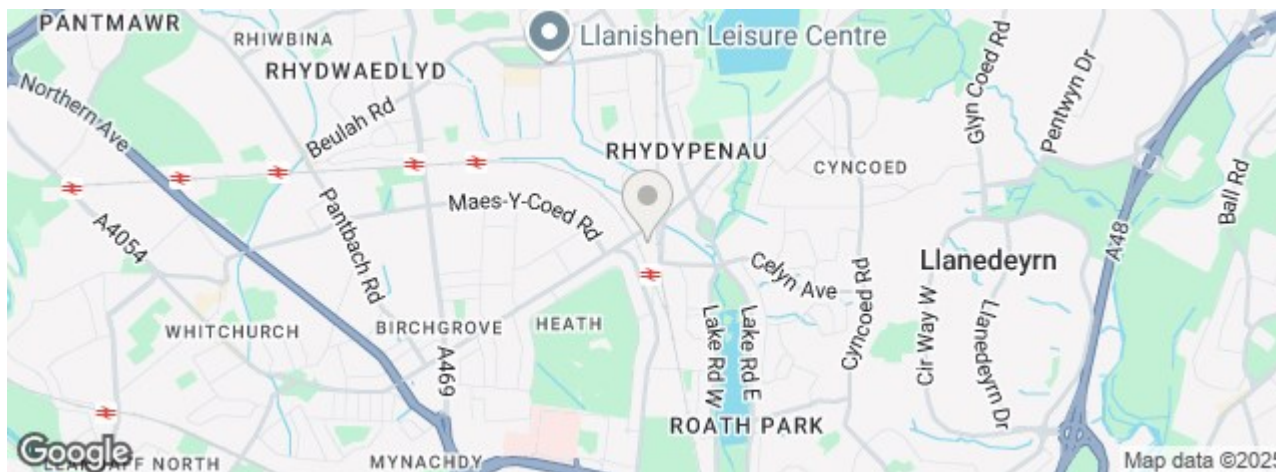


First Floor

Approx. 458.8 sq. feet



Total area: approx. 987.2 sq. feet



THOMAS H WOOD

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	