

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



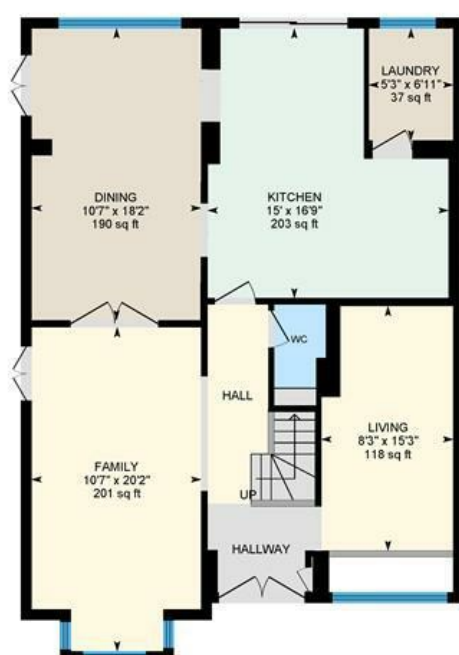
MAES-Y-COED ROAD  
HEATH





## 76A Maes-Y-Coed Rd, Heath, CRF

Main Building: Interior Area: 1627.19 sq ft



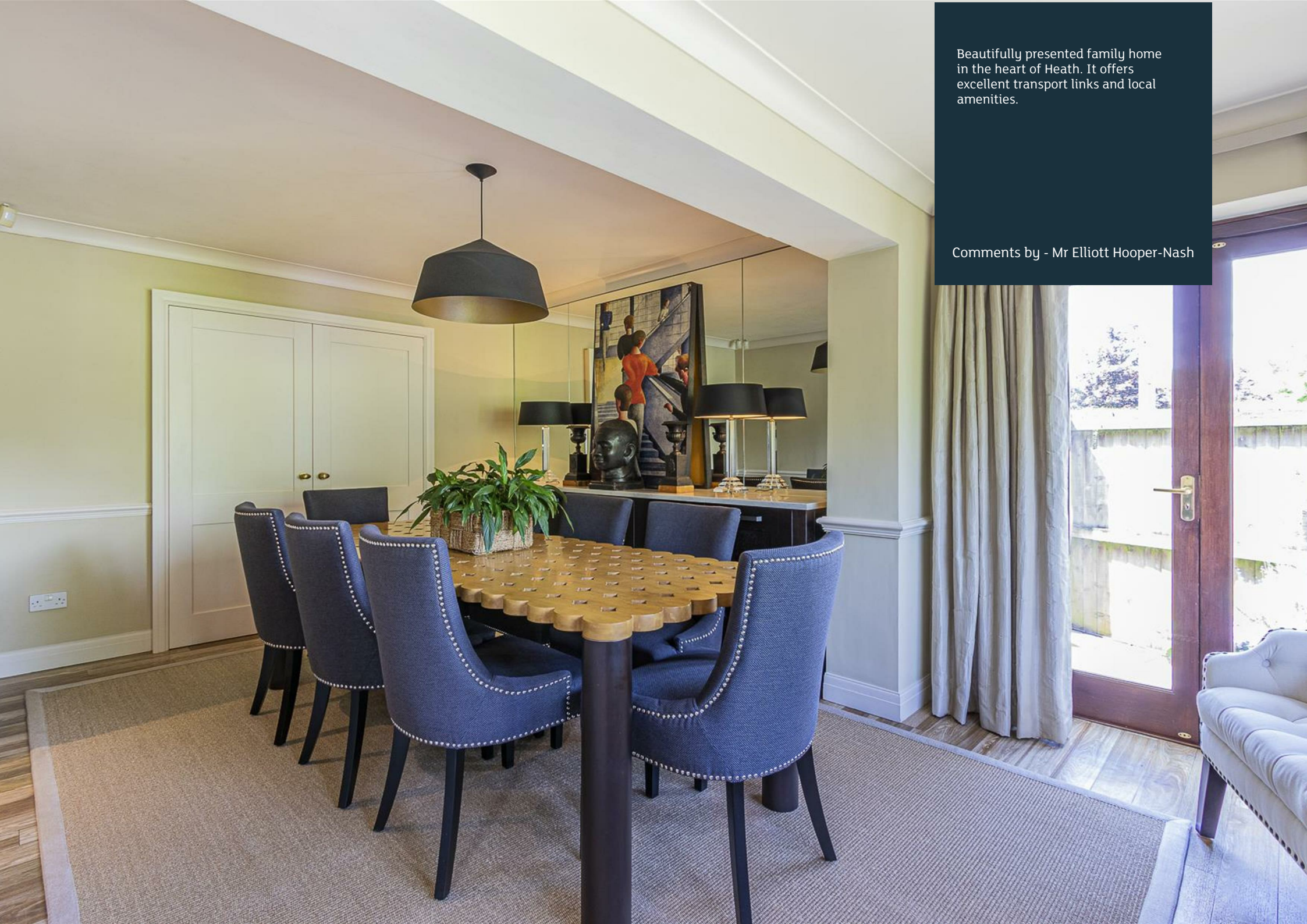
Ground Floor



1st Floor







Beautifully presented family home in the heart of Heath. It offers excellent transport links and local amenities.

Comments by - Mr Elliott Hooper-Nash



## MAES-Y-COED ROAD

HEATH, CF14 4HG - OFFERS IN EXCESS OF £539,000



4 Bedroom(s)



2 Bathroom(s)



1517.00 sq ft

JeffreyRoss is proud to offer is this Stylish and beautifully presented double fronted and extended semi-detached family residence. Set over approximately 1,517 SQFT makes this considerable larger than most in the area with options still to extend further. The property was built around 1990 on a prominent corner plot position just before Ton-Yr-Ywen Primary School. The property briefly comprises Central hall, cloakroom, 19ft bay fronted lounge, 17ft sitting room, 18ft dining room, superb quality German fitted kitchen, integrated appliances, marble worktops and breakfast island, laundry, 4 double bedrooms, one currently used as a dressing room, quality en suite and family bathroom. Tasteful décor and bespoke finishes throughout. Low maintenance paved rear and side gardens with a sunny aspect. Driveway and front forecourt with parking for 2/3 vehicles. Excellently located for transport links by road or rail and a short walk to all local amenities including the University Hospital of Wales..

Take an interactive virtual walk around this property via our virtual tour, you can even measure walls and space to check if your furniture fits. Viewings slots are available online via our booking platform.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
02920 499680  
Elliott@jeffreyross.co.uk  
Director







**Entrance Hallway**

**Cloakroom**

**Lounge**  
5.82m x 3.18m (19'1" x 10'5")

**Sitting Room**  
5.21m x 2.44m (17'1" x 8'0")

**Dining Room**  
5.54m x 3.2m (18'2" x 10'5")

**Kitchen**  
5.08m x 4.04m (16'7" x 13'3")

**Laundry Room**  
2.08m x 1.42m (6'9" x 4'7")

**First Floor Landing**  
Loft access and potential to extend - subject to planning

**Bedroom One**  
4.65m x 3.23m (15'3" x 10'7")

**Ensuite**  
3.23m x 1.50m (10'7" x 4'11")

**Bedroom Two**  
3.81m x 2.46m (12'5" x 8'0")

**Bedroom Three**  
3.23m x 3.12m (10'7" x 10'2")

**Bedroom Four**  
3.53m x 2.49m (11'6" x 8'2")

**Family Bathroom**  
1.75m x 2.57m (5'9" x 8'5")

**Gardens**  
Front Garden  
Dwarf brick walling with raised decorative railings to pavement line, long keyblock driveway with stone gravel forecourt area with provision more parking. Keyblock path to side with timber gate and screen leading to the rear garden.

Rear Garden  
Ornamentally laid having a large keyblock patio relaxation area, with evergreen shrubs and plants, with screening continuing to an additional area with timber shed. Outside lighting. Outside water tap. Door to side.

Side Courtyard

Most attractive paved side courtyard with raised brick shrub borders, enclosed by timber lapped fencing with lighting. Feature Wisteria over lounge French doors. The side would be ideal for eating al fresco in the late afternoon sun.

**Tenure.**  
We are informed by our client that the property is freehold, this is to be confirmed by your legal advisor,

**Council Tax.**  
Band - G

**School Catchment**  
English medium primary catchment area is Ton-Yr-Ywen Primary School

English medium secondary catchment area is Llanishen High School

Welsh medium primary catchment area is Ysgol Y Wern  
Ysgol Y Wern (year 2022-23)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2021-22)  
Ysgol Gyfun Gymraeg Glantaf (year 2022-23)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











