



HEATHWOOD ROAD


HEATH







## HEATHWOOD ROAD

HEATH, CF14 4BN - £660,000

 5 bedroom(s)

 2 bathroom(s)

 1936.00 sq ft

JeffreyRoss are proud to bring to the market this impressively sized and beautifully presented family home in the popular area of Heath, bordering Cyncoed and Whitchurch. This stylish 5-6 bedroom semi-detached family home is set in approx 1,936 SQFT and packed full of characters. Downstairs briefly comprises entrance porch, hallway with original block flooring and stained glass front door, Downstairs WC, Bay fronted living room, second reception with doors onto the garden, third reception / dining room that leases onto a modern fitted kitchen with impressive vaulted ceiling and Velux windows. To the first floor are four good size bedrooms and family bathroom, bedroom four is currently being used as a home office. To the second floor are a further 2 bedrooms and bathroom. To the rears is a well presented family garden and single garage with driveway parking for multiple vehicles. Heathwood Road offers fantastic links to the Hospital and A48

Take a closer look at our interactive walk through tour to appreciate the detail and features this home has to offer.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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Director







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>		
(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 	



















**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**BAY FRONTED LIVING ROOM**

4.24m x 4.32m (13'11 x 14'2)

**SECOND RECEPTION**

3.45m x 4.17m (11'4 x 13'8)

**DINING ROOM**

3.30m x 3.30m (10'10 x 10'10)

**KITCHEN / BREAKFAST ROOM**

3.02m x 4.60m (9'11 x 15'1 )

**DOWNSTAIRS WC**

**TO THE FIRST FLOOR**

**MASTER BEDROOM**

4.24m x 4.29m (13'11 x 14'1)

**BEDROOM TWO**

3.43m x 4.17m (11'3 x 13'8)

**BEDROOM THREE**

3.05m x 2.59m (10' x 8'6)

**FAMILY BATHROOM**

2.01m x 2.01m (6'7 x 6'7)

**BEDROOM FOUR / STUDY**

2.24m x 2.62m (7'4 x 8'7)  
Currently used as a home office

**TO THE SECOND FLOOR**

**BEDROOM FIVE**

3.73m x 3.02m (12'3 x 9'11)

**BEDROOM SIX**

4.75m x 3.63m (15'7 x 11'11 )

**BATHROOM TWO**

2.46m x 1.75m (8'1 x 5'9)

**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 CATCHMENTS**

My English medium primary catchment area is Ton-Yr-Ywen Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**ADDITIONAL INFORMATION**

Loft done in approx November 2001

New bathroom in the loft in 2018

New bathroom in 2018

New boiler and downstairs WC in 2018.

Allied Welsh carried out the loft conversion

Windows can be cleaned internally on the front.

Original stained glass downstairs Bay window



Brilliant 5-6 bedroom semi detached family home in the popular area of Heath. Impressive front and rear gardens with driveway parking.

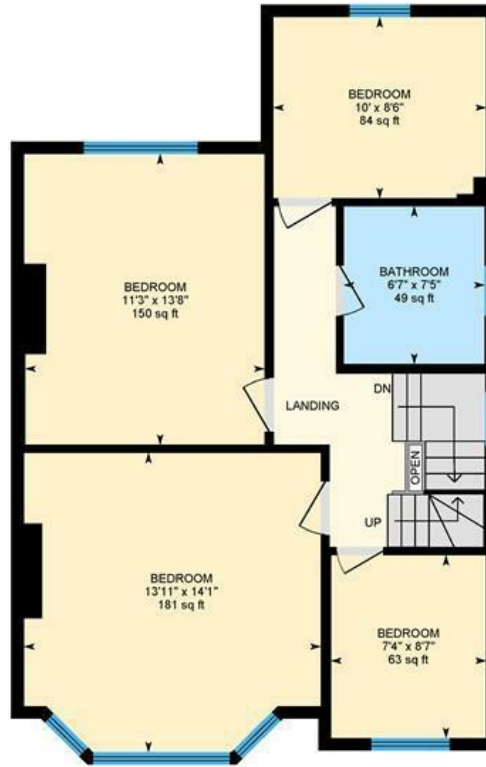
Comments by Mr Elliott Hooper-Nash

# Heathwood Rd, Heath, CRF

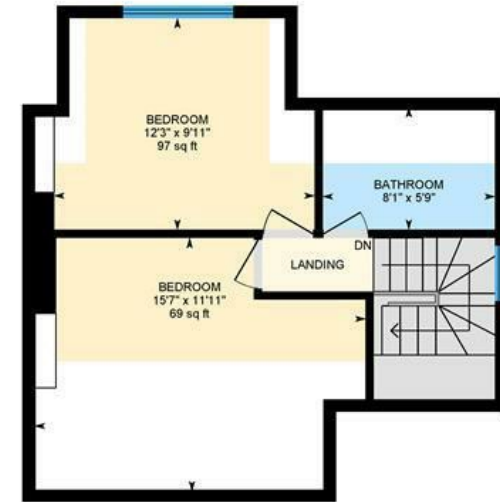
Main Building: Total Interior Area 1,936 sq ft



Ground Floor



1st Floor



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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