

CARDIFF'S HOME FOR  
**STYLISH SALES**  
& LETTINGS

JeffreyRoss

HEOL HARTREY





#### ENTRANCE HALL

Welcoming entrance hall, stairs rise to the first floor.

#### CLOAKROOM

Modern white suite comprising corner pedestal wash hand basin with close coupled wc, extractor fan.

#### LOUNGE

**4.90m x 3.56m max (16'1" x 11'8" max)**

Generous living room, window to the front with bespoke shutters and window to side, TV point, telephone point.

#### KITCHEN DINER

**4.60m x 3.18m (15'1" x 10'5")**

Spacious room with space for dining table & chairs, French doors lead into the garden, range of modern wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap, soft close doors & drawers, corner carousel unit plus under lighting, integrated fridge, freezer, slimline dishwasher plus washing machine and built in oven, hob & hood, window to rear, concealed gas boiler.

#### FIRST FLOOR LANDING

Access to the loft plus all rooms.

#### BEDROOM 1

**3.53m x 2.59m (11'7" x 8'6")**

Master double bedroom, window to front with bespoke shutters, contemporary 3/4 panel wall, TV point, telephone point, built in double and single wardrobes.

#### EN SUITE SHOWER ROOM

Modern white suite comprising a deep enclosure - folding glass door, pedestal wash hand basin and close coupled wc, window to side, extractor fan, twin shaver point.

#### BEDROOM 2

**3.12m x 2.59m (10'3" x 8'6")**

Double bedroom, window to rear with bespoke plantation shutters.

#### BEDROOM 3

**2.62m x 1.91m (8'7" x 6'3")**

Single bedroom, window to front - bespoke shutters.

#### BATHROOM

Stylishly appointed white suite comprising panel bath, pedestal wash hand basin and close coupled wc, tiled surround, window to rear, extractor fan.

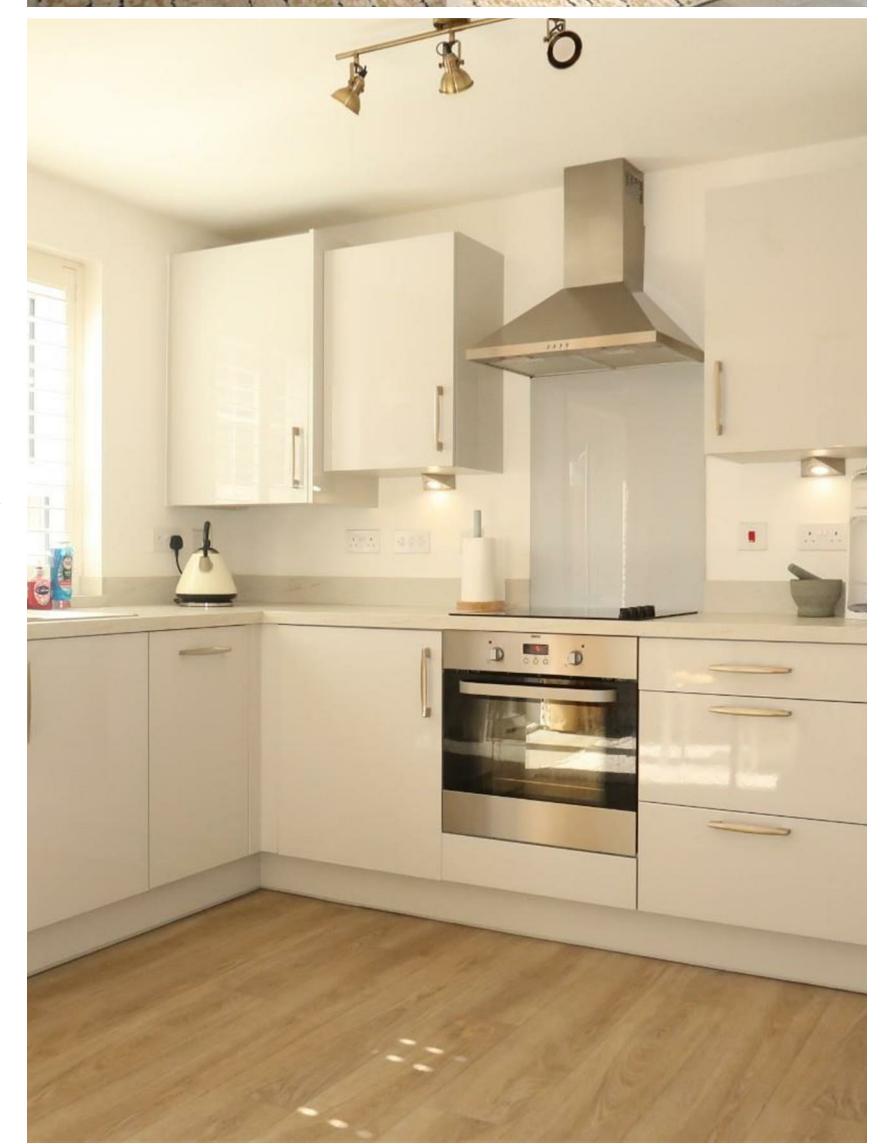
#### GARDEN

Open frontage - neat lawn with established shrub borders, exterior light, side drive allowing off road parking for up to 3 cars. Generous enclosed rear garden - Southerly facing, fenced with side gate, mainly laid to lawn with paved patio - outside tap, rear area with stone chippings and wooden garden shed.

#### INFORMATION

We believe the property is Freehold.

Council Banding - Band E £2,531.99 (2025-2026)





## HEOL HARTREY

CF64 4RL - £350,000



3

Bedroom(s)



2

Bathroom(s)



828.00

sq ft

Jeffrey Ross are pleased to present for sale this modern semi detached house built by Barratt Homes. Beautifully presented throughout with features to include bespoke plantation shutters to most windows and contemporary paneling to the master bedroom. Benefiting from NHBC, gas central heating and upvc double glazing. Briefly comprising a welcoming entrance hall, ground floor cloakroom/wc, generous lounge plus a spacious kitchen with space to dine and fully integrated to include fridge, freezer, dishwasher, washing machine plus built in oven, hob & hood. To the first floor there are 3 bedrooms - master with built in wardrobes plus an en suite shower room/wc with the family bathroom/wc completing the accommodation.

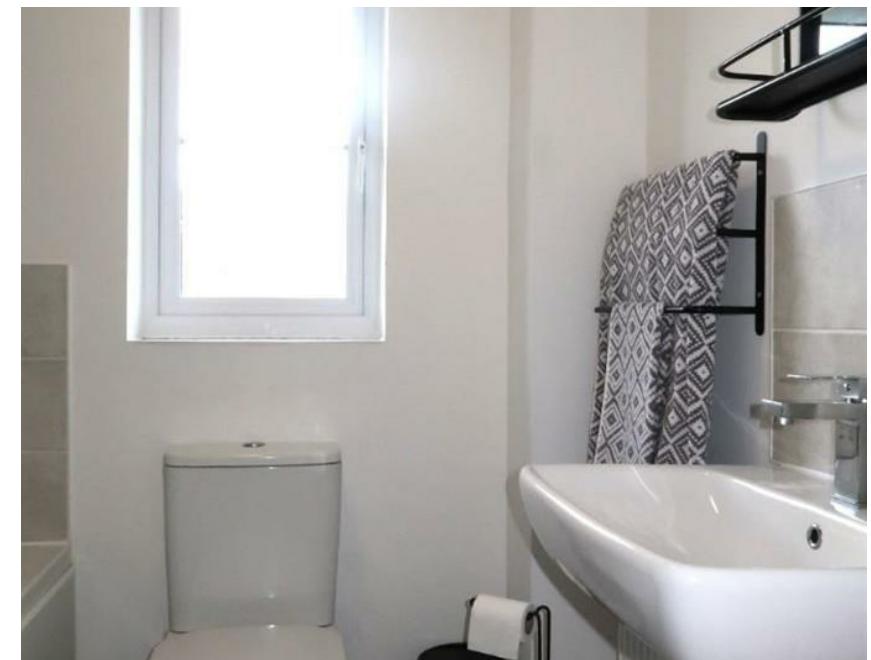
At the rear a generous lawned garden - Southerly facing with a side drive allowing off road parking for 3 cars.

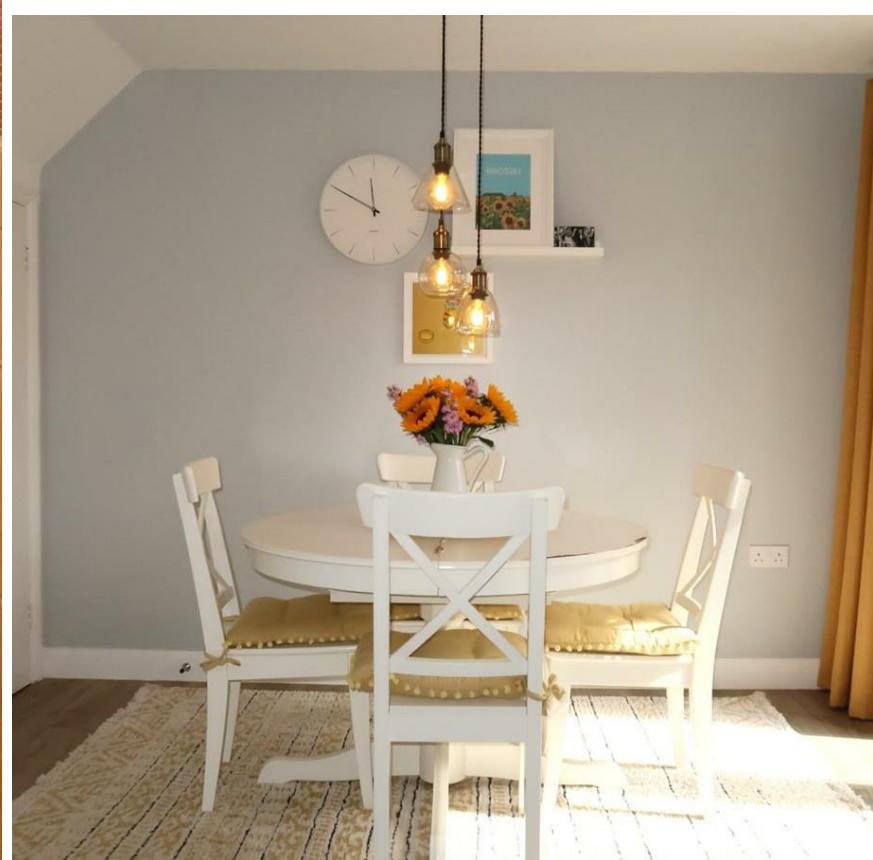
The development of Scholars Park is well placed for good schooling, plus the Dinas Powys Medical Center and a good array of local shopping facilities. Viewing highly recommended.



### PROPERTY SPECIALIST

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Valuer





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC