



**Crystal Avenue, Heath Cardiff CF23 5QL**

**welcome to**

## **Crystal Avenue, Heath Cardiff**

A rarely available traditional THREE BEDROOM SEMI DETACHED family home, situated in the HEATH, within close proximity to shops, amenities and bus routes to the city centre. The Heath Hospital is in easy reach, as is the A48/M4 access. Internal Viewing Highly Recommended!

### **Ground Floor**

#### **Entrance Porch**

Double glazed French doors, tiled flooring and steps rising up to:

#### **Hallway**

Double glazed secondary door, tiled flooring, underfloor heating, stairs rising to first floor and access to:

#### **Lounge**

15' 3" Max x 12' 2" Max ( 4.65m Max x 3.71m Max )  
Double glazed bay window to front aspect, breast wall housing log burner, parquet wood flooring, upright radiator and electrically operated blinds.

#### **Dining Room**

14' 4" Max x 12' 3" Max ( 4.37m Max x 3.73m Max )  
Double glazed French doors providing access to rear garden, underfloor heating, tiled flooring and access to:

#### **Kitchen**

14' 4" x 6' 8" ( 4.37m x 2.03m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob, electric oven, grill, microwave and fridge/freezer, spaces for washing machine and dishwasher, tiled splashback, tiled flooring and two double glazed windows to side aspect.

#### **Utility Area**

Double glazed door providing access to rear garden, tiled flooring, radiator, wall mounted combi boiler and access to:

#### **Downstairs Wc**

Fitted with a WC, tiled flooring and double glazed window to rear aspect.

#### **First Floor**

#### **Landing**

Double glazed window to side aspect and doors providing access to:

#### **Bedroom One**

15' 2" x 10' 10" ( 4.62m x 3.30m )  
Double glazed bay window to front aspect and fitted wardrobes.

#### **Bedroom Two**

11' 11" x 11' 11" ( 3.63m x 3.63m )  
Double glazed window to rear aspect and fitted cupboard.

#### **Bedroom Three**

8' x 6' 11" ( 2.44m x 2.11m )  
Double glazed window to front aspect, radiator and loft has access via a pull down ladder and the vendor has advised the loft is boarded.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset into vanity unit, heated towel rail, extractor, tiled flooring, tiled walls, spotlights and double glazed window to rear aspect.

### **Outside**

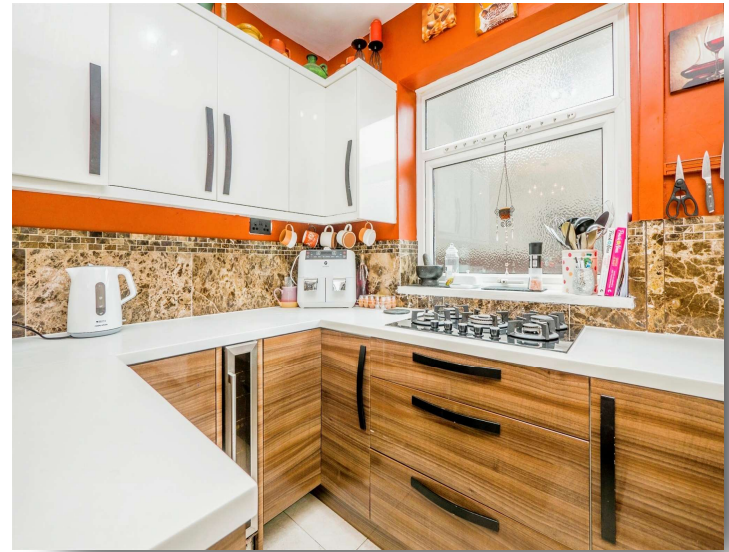
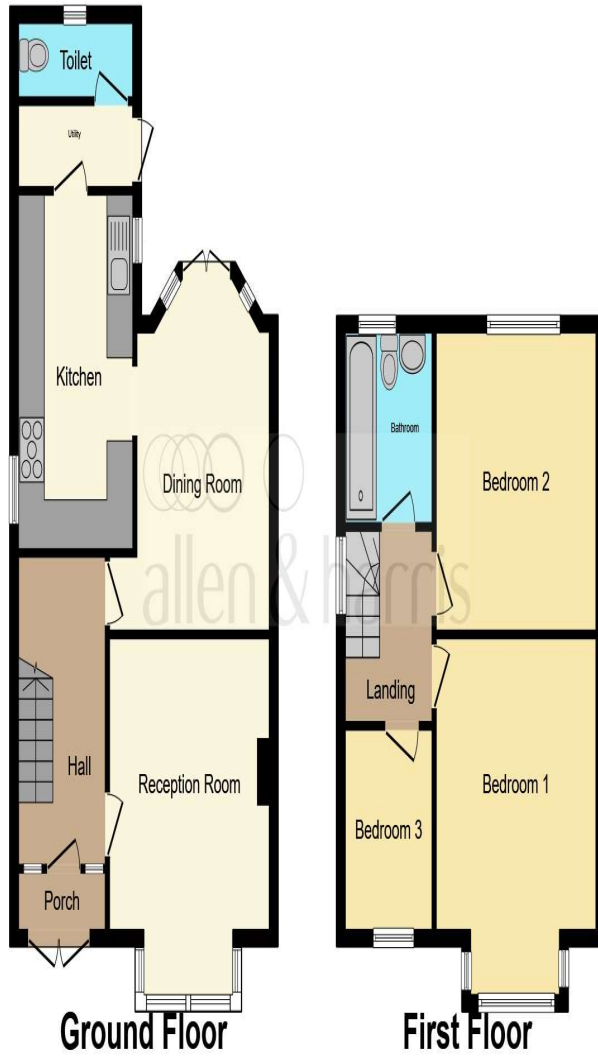
#### **Front**

Driveway providing off street parking for approx. two cars.

#### **Rear Garden**

Enclosed with raised slate patio area and steps down to a lower slate patio area, area laid to lawn with a Japanese maple tree and boarded by plants and flowers, raised decking area to rear, gated side access and two metal sheds to remain.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Crystal Avenue,**  
**Heath Cardiff**

- Traditional Semi Detached Home
- Three Bedrooms
- Lounge and Dining room
- Fitted Kitchen and Utility Area
- Downstairs WC
- First Floor Bathroom
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£465,000**



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Property Ref:  
ROA113386 - 0003

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