



Heathwood Road, Heath Cardiff CF14 4BQ

welcome to

Heathwood Road, Heath Cardiff

A 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

Via a double glazed front door into:

Porch

Tiled walls and wooden single glazed secondary door into:

Hallway

Original stained glass window to side aspect, radiator, wooden parquet flooring, stairs rising to first floor and access to:

Lounge

14' 10" Max x 12' 8" Max (4.52m Max x 3.86m Max)
Double glazed bay window to front aspect, radiator, wooden parquet flooring and electric fire.

Dining Room

14' 1" x 11' 2" (4.29m x 3.40m)
Double glazed sliding doors providing access to rear garden, radiator and wooden parquet flooring.

Reception Room Three

12' 11" Max x 9' 5" Max (3.94m Max x 2.87m Max)
Two double glazed stained glass windows to side aspect, radiator, wooden parquet flooring and access to:

Kitchen

14' 9" x 8' 4" (4.50m x 2.54m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven and grill, spaces for washing machine and undercounter fridge, subway style tiled splashback, double glazed windows to side and rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Stained glass secondary glazed window to side aspect, built in storage cupboard housing combi boiler and doors providing access to:

Bedroom One

14' 10" x 11' 10" (4.52m x 3.61m)
Double glazed bay window to front aspect and radiator.

Bedroom Two

14' 1" x 11' (4.29m x 3.35m)
Double glazed window to rear aspect and radiator.

Bedroom Three

9' x 7' 4" (2.74m x 2.24m)
Double glazed window to front aspect, radiator and loft hatch.

Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, WC, wash hand basin, partially tiled walls, spotlights and two double glazed windows to side aspect.

Outside

Front

Enclosed with brick built boundary wall, paved area and driveway providing off street parking.

Rear Garden

Enclosed with area laid to lawn, concrete to side and gated side access.

Detached Garage

With up and over door and pitched roof.



Ground Floor

First Floor

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



welcome to
Heathwood Road,
Heath Cardiff

- Traditional Semi Detached Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- Driveway Providing Off Street Parking
- Detached Garage

Tenure: Freehold EPC Rating: E

offers in excess of

£475,000



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Property Ref:
ROA113236 - 0006

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk