



Allensbank Road, Heath Cardiff CF14 3QY

welcome to

Allensbank Road, Heath Cardiff

Explore this stunning 4-bedroom home with a driveway, detached garage and workshop! Conveniently located near the A48 and just a short walk to the University Hospital of Wales. There is no chain offered and early inspection is recommended to appreciate this lovely home!

Ground Floor

Entrance

Double glazed double doors into:

Porch

Tiled flooring and single glazed secondary wooden door into:

Hallway

Single glazed original circular window to side aspect, wood parquet herringbone flooring, radiator, stairs rising to first floor and access to:

Lounge

14' 8" Max x 12' 2" Max (4.47m Max x 3.71m Max)

Double glazed bay window to front aspect, wooden parquet herringbone flooring, gas fireplace and dado rail.

Dining Area

13' 11" Max x 12' 1" Max (4.24m Max x 3.68m Max)

Wood parquet herringbone flooring, gas fire (log burner style), radiator and opens to:

Reception Area Three

Double glazed French doors providing access to rear, vaulted ceiling, two double glazed skylights to rear aspect, wood parquet herringbone flooring and access to:

Kitchen

15' 1" x 7' 6" (4.60m x 2.29m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for gas cooker and washing machine, integrated dishwasher and fridge/freezer, heated towel radiator, LVT flooring, tiled splashback, double glazed window to side aspect, access to covered side access and access to:

Shower Room

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

First Floor

Landing

Loft hatch with pull down ladder and doors providing access to:

Bedroom One

14' 8" x 10' 1" (4.47m x 3.07m)

Double glazed bay window to front aspect, radiator and fitted wardrobes over breast wall.

Bedroom Two

14' x 10' 9" (4.27m x 3.28m)

Double glazed window to rear aspect, radiator and fitted wardrobes over breast wall.

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window to rear aspect and radiator.

Bedroom Four

8' x 7' 6" (2.44m x 2.29m)

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a two piece suite comprising bath, wash hand basin, heated towel rail, tiled flooring, extractor fan, cupboard housing combi boiler and double glazed window to side aspect.

Separate Wc

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

Outside

Front Forecourt

Mainly paved with gate, path leading to front entrance and driveway providing off street parking to side.

Rear Garden

Enclosed with area laid to lawn, patio area, covered side access with two double glazed doors and gated rear lane access.

Detached Garage

14' 6" x 11' 10" (4.42m x 3.61m)

With barn doors.

Workshop/ Office

21' 8" x 7' 8" (6.60m x 2.34m)

Attached to garage, fully powered with Internet and insulated.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Allensbank Road,
Heath Cardiff

- Semi Detached Bay Fronted Family Home
- Four Bedrooms
- Driveway and Detached Garage with workshop
- Dining Area/Reception Area Three
- Ground Floor Shower Room
- No Chain
- Larger than average rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£425,000



view this property online allenandharris.co.uk/Property/ROA113002



Property Ref:
ROA113002 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk