



Heol Powis, Cardiff CF14 4PH

welcome to

Heol Powis, Cardiff

Charming 3-bedroom home in sought-after Heath, just a short walk from Heath Park and excellent transport links. Features include a cosy lounge, kitchen, and sitting/dining room, plus a beautifully landscaped rear garden with patio and seating—perfect for summer entertaining.



Entrance Hall

Composite door to entrance hall, partially obscured double-glazed window to side, radiator, telephone point, stairs to first floor

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

Double glazed window to front, radiator, TV point, door to sitting room/diner

Sitting Room & Diner

20' Max x 12' 5" Max (6.10m Max x 3.78m Max)

Double glazed bay window to rear and double glazed french door to rear, feature fireplace, radiator, door to kitchen, wall lights

Kitchen

10' 5" x 9' 3" (3.17m x 2.82m)

Wall and base unit, sink and drainer, carousel unit, space for cooker, plumbing for washing machine, tiled floor, tiled splash back, double glazed window to side and UPVC door to rear, space for fridge freezer

Landing

Access to loft, airing cupboard, with wall mounted combination boiler, shelving, radiator, double glazed window to side

Bedroom One

13' 6" max x 9' 6" (4.11m max x 2.90m)

Double glazed window to rear, a range of fitted wardrobes and drawers with dressing table, radiator, TV point and wall light

Bedroom Two

13' 5" x 12' 2" max (4.09m x 3.71m max)

Window to front, range of fitted wardrobes and drawers, dressing table, radiator.

Bedroom Three

8' 9" x 7' 2" (2.67m x 2.18m)

Window to rear, radiator

Bathroom

5' 9" x 5' 8" (1.75m x 1.73m)

Panelled bath and shower above, wash basin and vanity unit, wc, wall mounted cabinet, obscured double glazed window to rear, fully tiled, radiator

Front Garden

Enclosed with low level wall and wrought iron gate, paved drive, shrubs, flower borders, step to front door

Rear Garden

Paved patio, outside tap, wrought iron gate to side, step to main garden, landscaped garden with several sitting areas, flower borders, selection of shrubs, green house, garden shed, rockery, astro turf.



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welcome to

Heol Powis, Cardiff

- Attractive three-bedroom extended end of Terrace home
- Two generous reception rooms
- Fitted kitchen
- Southerly facing garden to rear, Parking to front, outbuilding
- NO CHAIN ! Convenient location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in the region of

£325.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WTC109587 - 0003

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