



**Heathwood Road, Heath, Cardiff CF14 4BQ**



**welcome to**

## **Heathwood Road, Cardiff**

A charming spacious semi-detached family home in Heath ready for its next chapter, benefiting from close proximity to Heath Park, near to local amenities and access links for A48 and M4. Viewing recommend to appreciate the potential this property has to offer.



### **Entrance Porch**

Double glazed french doors, tiled flooring and walls

### **Hallway**

Stained glass wooden door, stained glass window to front, stairs to the first floor, parquet flooring under carpet, picture rails, radiator and cupboard

### **First Reception Room**

14' into bay x 12' 1" into alcove ( 4.27m into bay x 3.68m into alcove )

Double glazed bay window to the front, parquet flooring under carpet, gas fireplace, radiator

### **Second Reception Room**

13' 7" x 11' 1" into alcove ( 4.14m x 3.38m into alcove )

Single glazed wooden door, stained glass windows to the rear lead into the conservatory. Picture rails, parquet flooring under carpet, gas fireplace, radiator.

### **Conservatory**

6' 5" x 8' 6" ( 1.96m x 2.59m )

Sliding patio door to garden, tiled floor

### **Kitchen**

13' 3" max x 6' 9" into alcove ( 4.04m max x 2.06m into alcove )

Double glazed window to the side. Range of wall and base units, counter space, dual sink, boiler, radiator, space for white goods

### **Hallway**

Double glazed PVC door to the side, cupboard, radiator

### **Utility Room**

Double obscure glazed window to the rear, stainless steel sink, space for white goods

### **Cloakroom**

Toilet, double obscure glazed window to the rear.

### **Landing**

Stained glass window with secondary glazing to side, loft hatch, picture rails

### **Bedroom One**

13' 9" into bay x 11' 2" into alcove ( 4.19m into bay x 3.40m into alcove )

Double glazed bay window to the front with fitted shutters,

### **Bedroom Two**

13' 7" x 11' 2" into alcove ( 4.14m x 3.40m into alcove )

Double glazed window to the rear, radiator

### **Bedroom Three**

7' 9" x 6' 9" ( 2.36m x 2.06m )

Double glazed window to the front with fitted shutter, picture rails, radiator

### **Bathroom**

Double obscure glazed window to the side, radiator, airing cupboard with water tank, bath, wash basin

### **First Floor Cloakroom**

Obscure double glazed window to the side, toilet

### **Front Garden**

Driveway, car port to the side, front garden area

### **Rear Garden**

Paved patio area, chipping's, area laid to lawn, mature shrubs, trees, planted borders. Side access



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## **Heathwood Road, Cardiff**

- Traditional semi detached home in Heath
- Rewired and new heating system will be completed in the next few weeks
- Two reception rooms and conservatory
- Separate kitchen and utility room, Replastering to be done in all required rooms
- Three well proportioned bedrooms

Tenure: Freehold EPC Rating: Awaited

offers over

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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