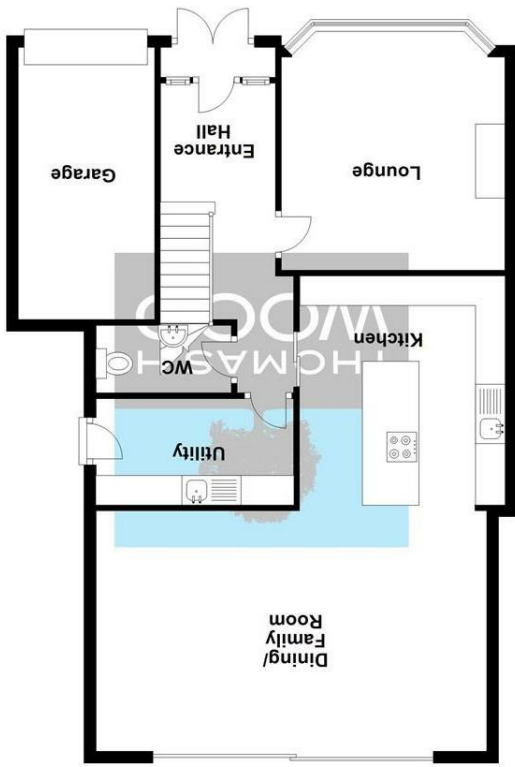
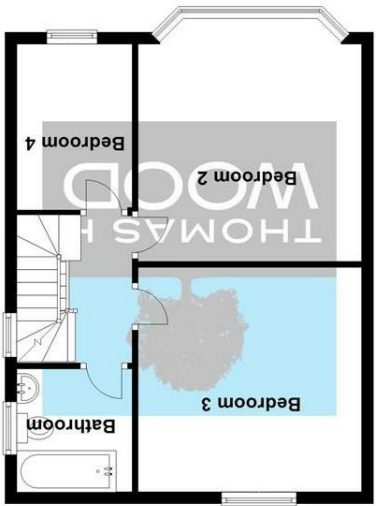


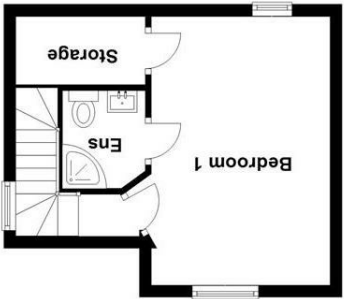
Total area: approx. 1663.4 sq. feet



Approx. 933.8 sq. feet



First Floor
Approx. 459.8 sq. feet



Second Floor
Approx. 240.0 sq. feet

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

82

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

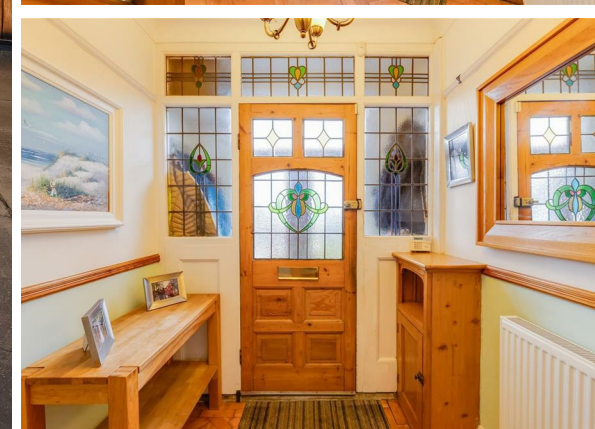
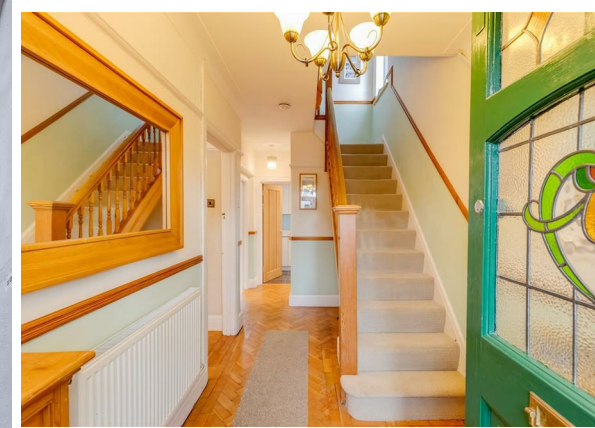
sales@thomashwood.com

EMAIL

CONTACT

THOMAS H
WOOD





47 Rhydheilig Avenue,
Heath, Cardiff
CF14 4DB

Asking Price £535,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1663.40 sq ft

Current EPC Rating - C73

Potential EPC Rating - B82

A wonderful opportunity to purchase this 4 bedroom family residence situated on Rhydhelig Road, just a short walk away from Heath Park and the University Hospital of Wales. The current owners have transformed the property, whilst retaining the delightful original features. The property benefits from a loft conversion to create a master bedroom with en-suite, extension to the side and rear to create a generous kitchen/diner and family room, plus utility room. Ideally located and within a few minutes' walk to the local amenities, the highly regarded, Welsh and English, primary and secondary schools and excellent public transport links. This beautifully presented home is offered for sale in immaculate order throughout and must be viewed to be appreciated.

ENTRANCE HALL

Via hardwood front door to hallway. Original herringbone pattern parquet flooring, painted walls with dado and picture rail. Radiator panel with TRV. Useful storage under the stairs, doors to all rooms and stairs to first floor.

LOUNGE

3.78m x 4.39m (12'4" x 14'4")

Overlooking the front aspect of the property with painted walls with picture rail and smooth ceiling with coving. Double glazed uPVC bay window to front with fitted blinds. Feature gas fire with decorative tiling and surround. Radiator panel with TRV.

WC

2.27m x 1.05m (7'5" x 3'5")

With enclosed WC and wash hand basin vanity unit with chrome tap. Tiled and painted walls, UPVC window to side aspect and radiator panel with TRV.

UTILITY ROOM

3.60m x 1.82m (11'9" x 5'11")

A valuable space with a range of wall and base units with quartz work surfaces and upstands over. Space for washing machine. Cupboard housing a modern Worcester combination boiler. Fully glazed UPVC door to side. Tile effect flooring, painted walls and smooth ceiling with spotlights and extractor fan.

KITCHEN

3.87m x 3.47m (12'8" x 11'4")

A stunning and beautifully appointed kitchen with a range of wall and base units with quartz work surfaces and up stands over. Central island with Neff induction hob, seating and storage under. Inset sink with chrome mixer tap, Neff ovens and integrated dishwasher. Full height pantry cupboard and integrated fridge/freezer. Open plan to;

DINING & FAMILY ROOM

4.06m x 6.61m (13'3" x 21'8")

A bright and spacious room with LVT flooring, painted walls with wall lights, smooth ceiling with spotlights and two feature lanterns. Full width, sliding doors to rear garden. Vertical radiators and ample electrical sockets. Space for family sized dining table and chairs, plus sofas.

LANDING

Via painted staircase. Double glazed uPVC window to side. Painted walls with dado rail.

BEDROOM 2

3.78m x 4.39m (12'4" x 14'4")

Overlooking the front aspect, with painted walls with picture rail, and smooth ceiling. Carpets. Radiator panel with TRV. Double glazed uPVC bay window to front with fitted blind.

BEDROOM 3

3.80m x 3.78m (12'5" x 12'4")

A generous double bedroom overlooking the rear aspect, with painted walls with picture rail and smooth ceiling. Carpets. Radiator panel with TRV. Double glazed uPVC window to rear with fitted blind.

BEDROOM 4

2.82m x 2.05m (9'3" x 6'8")

A generous 4th bedroom with painted walls with picture rail, smooth ceiling Radiator panel with TRV. Carpet. Double glazed uPVC window to front with fitted blind.

BATHROOM

2.16m x 2.21m (7'1" x 7'3")

A modern white suite comprising of pedestal wash hand basin with chrome mixer tap, low level WC, panelled bath with chrome taps and chrome mixer shower over. Tiled walls and floor. Smooth ceiling with spotlights and extractor. Chrome towel radiator. Double glazed uPVC window to side. Useful storage cupboard.

Carpeted stairs to second floor.

MASTER BEDROOM

4.55m x 3.03m (14'11" x 9'11")

With carpeted floor, painted walls with exposed beams and smooth ceiling with spotlights. Velux windows to front and rear. Eaves storage, radiator panel with TRV and Door to;

ENSUITE

A modern ensuite with shower enclosure with glazed doors and electric shower. Fully tiled walls and floor. WC and wash hand basin vanity unit with storage under. Chrome towel radiator, smooth ceiling with spotlights and extractor fan.

OUTSIDE

FRONT

Block paved driveway and ample off road parking. Single garage with roller door. Access to rear garden.

REAR

With side access and access from the sliding doors of the family room. Patio and lawn areas, brick and timber perimeters.

TENURE

This property is understood to be Freehold. Tenure should be verified by the purchaser's solicitor.

COUNCIL TAX

Band F



