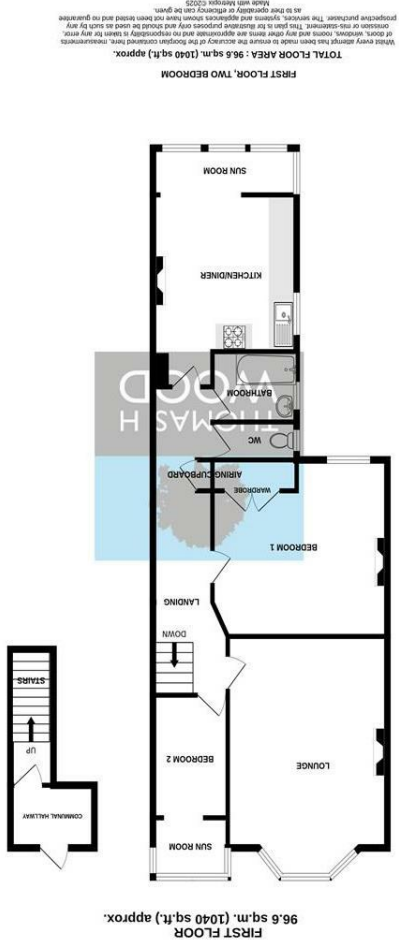
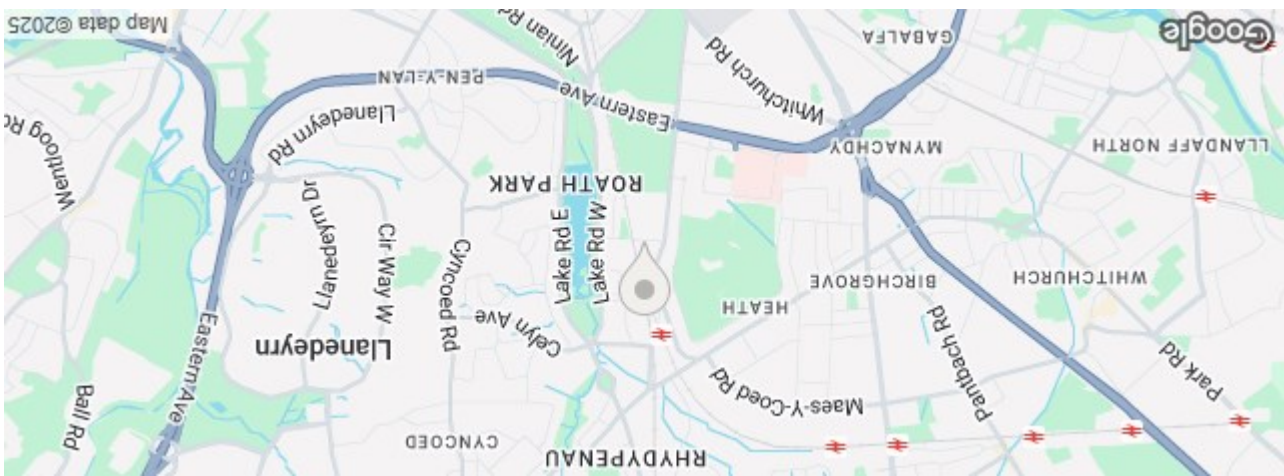




Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(92-104)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

England & Wales	
EU Directive 2002/91/EC	
Current	Potential
67	72

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7b Highfield Road,
Heath, Cardiff
CF14 3RE

£235,000
Maisonette
2 Bedrooms

**Tenure - Leasehold -
Share of Freehold**
Floor Area - sq ft
Current EPC Rating - D67
Potential EPC Rating - C72



A rare opportunity to acquire this bright and spacious two bedroom first floor maisonette, ideally positioned in one of Cardiff's most sought-after areas, close to Roath Park Lake, Wellfield Road and the City Centre. Offered for sale for the first time in over 40 years, this property provides an exciting chance to modernise and create a home of real distinction. The property enjoys wonderful high ceilings and large windows, creating a superb sense of light and space throughout. The accommodation includes a welcoming entrance hall, generous sitting room, two bedrooms, kitchen diner, bathroom and separate WC. Both the kitchen and second bedroom enjoy open access to charming sunrooms, offering flexibility for use as home offices, studies, or sitting areas.

Externally, the property benefits from a low-maintenance front garden with mature plants and shrubs, off-road parking on the driveway, and a detached single garage. Furthermore, the property has a share of the freehold and no ground rent.

Viewings are strongly recommended to appreciate this exciting opportunity. To be sold with no onward chain.

ENTRANCE HALL

Private entrance via communal door leading to internal glazed door and carpeted stairs to the first floor. A spacious landing provides access to all rooms, with airing cupboard housing the hot water cylinder and loft access.

SITTING ROOM

4.37m x 5.69m (14'4" x 18'8")

A beautifully proportioned reception room with high ceilings and UPVC bay window overlooking the front aspect. Wall mounted gas fire, painted walls, picture rail, decorative coving, carpeted floor and radiator panel.

BEDROOM ONE

4.38m x 4.01m (14'4" x 13'1")

A generous double bedroom overlooking the rear aspect. Painted walls, picture rail, textured ceiling, fitted cupboards along one side, carpeted floor and radiator panel.

BEDROOM TWO

2.46m x 2.86m (8'0" x 9'4")

A bright second bedroom overlooking the front aspect, with papered

walls, radiator panel, picture rail and tiled ceiling. Open to a glazed sunroom.

SUNROOM (BEDROOM TWO)

2.41m x 2.30m (7'10" x 7'6")

A versatile, light-filled space overlooking the front aspect, perfect for use as a reading nook or study.

W.C.

0.90m x 2.30m (2'11" x 7'6")

Standalone WC with panelled walls, UPVC window, low-level WC and carpeted floor.

BATHROOM

1.69m x 2.28m (5'6" x 7'5")

Two-piece suite comprising pedestal wash hand basin and panelled bath with chrome taps and electric shower over. Tiled walls, carpeted floor, UPVC window to side aspect and radiator panel.

KITCHEN/DINER

2.54m x 4.47m (8'3" x 14'7")

Spacious kitchen overlooking the rear aspect with a range of wall and base units, work surfaces, wall-mounted Vaillant boiler, gas hob, and space and plumbing for appliances. Open access to the adjoining sunroom provides a versatile space ideal for dining or informal seating.

SUNROOM (KITCHEN)

3.74m x 1.16m (12'3" x 3'9")

A glazed seating area with UPVC windows, enhancing the overall sense of space and natural light within the kitchen.

OUTSIDE

Low-maintenance front garden with mature plants and shrubs. Driveway providing off-road parking and access to the detached single garage.

TENURE

LEASEHOLD Share of Freehold

F/F - share of Freehold with G/F.

Maintenance is split 50/50 for any costs.

No ground rent.

COUNCIL TAX

Band

