

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



203 HEATHWOOD ROAD, HEATH, CARDIFF CF14 4HQ

Significant Detached House of Character occupying a prime, imposing, corner plot of approximately 1/4 acre. Originally designed and built by a Master Builder for his own use, this detached four-bedroom house comes to the market after 25 years with the current owners who are able to offer no onward going chain. Local facilities including Ton-Yr-Ywen Primary school and Rhydypenau Cross Roads are close by, Cardiff City Centre is approximately three miles distant and can be accessed by bus routes on either Maes-Y-Coed Road or Heathwood Road or by rail from Heath Halt, a few minutes' walk away. Ample recreational space at Heath Park is within walking distance and Roath Park with its Lake and Wild Gardens is also close by.

The property is built of brick under a slated roof, is well proportioned with good size rooms that would suit a modern family and is set in very large gardens to front side and rear. The accommodation is well appointed and has many original features including a fine fireplace, panelled staircase, honey pine block floors and solid oak doors. In addition, the property benefits from gas central heating and upvc double glazing as well as ample utility space and wet room.

Briefly comprising: Porch, Front Lounge, Dining Room, Fitted Kitchen, Rear Hallway, Utility Room, Wet Room and separate w.c. First Floor Landing, Study, Four bedrooms and Family Bathroom with separate shower. Set on it's own grounds, which extend to a 1/4 of an acre, with gardens to surround, walled patio, ample driveway and double garage.

DETACHED HOUSE OF CHARACTER

VIEWING BY APPOINTMENT: NO CHAIN

PRICE GUIDE: £715,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

HALL: (7'10 x 8'5) Double Ornate oak front doors, honey pine parquet floor, radiator, oak panelling to dado, double glazed uPVC window to side, curtain rail and pelmet above, two circular stained glass windows and ceiling light. Inner door to -

FRONT LOUNGE: (20'6' x 12'10) Bay to front with double glazed uPVC windows, one radiator under, large ornate fireplace with slated hearth, marble surround and timber mantelpiece over, large wood burner, herringbone pattern honey pine block floor, opens out to – **(12'4 x 11'2)** Double glazed uPVC window to front, two radiators, floor to match lounge, coving, ceiling light fittings, two fitted wall lights, hand built oak staircase to first floor with handrail, newel post and panelling. Oak panelled door to Kitchen.

DINING ROOM: (13'10 x 12'10 plus side bay) Bay to side with double glazed uPVC French doors to side patio and garden, herringbone pattern wood block floor, radiator, coving, ceiling light, chimney breast, two fitted wall lights, and oak panelled door.

KITCHEN: (12'8 x 10'11) Double glazed uPVC windows to side, range of fitted floor and wall mounted units comprising cupboards, drawers and roll top work surfaces with built-in one and half bowl sink unit with mixer tap, large built-in Rangemaster with aluminium splash back, large extractor hood above, slate grey tiled floor, one radiator, two ceiling fluorescent lights, part wall tiling, oak panelled door to front lounge area and matching door to rear lobby.

REAR LOBBY With floor to match kitchen and door to –

REAR HALLWAY: (12'3 x 9') With double doors. Double glazed uPVC window to right side, radiator and large double glazed uPVC French door to rear exterior, ceiling light. Large built-in cupboard suitable for coats etc. Access hatch to loft space immediately above.

UTILITY ROOM (5'5 x 12'3) Double glazed uPVC window to rear and window to side, one radiator, spaces for fridge/freezer and washing machine etc, floor to match kitchen and rear lobby.

GROUND FLOOR WET ROOM: (3'8 x 6'11) Double glazed uPVC frosted window to side, wall mounted mains shower with overhead drencher and hand-held spray, wash hand basin and radiator with towel drier, tiled floor to match kitchen and lobby, built-in floor drain, fully tiled walls and ceiling light.

SEPARATE W.C. Double glazed uPVC window to rear, low flush close coupled w.c and wash hand basin with mixer tap, alarm control box, ceiling light and access hatch to loft space immediately above.

FIRST FLOOR

LANDING: (6'5 x 16'10) Timber panelled doors to all rooms. Coving, ornate ceiling rose and two fitted lights. Access hatch with retractable ladder to spacious and boarded loft space.

STUDY (7'10 x 6'4) Double glazed uPVC windows to three sides, herringbone pattern honey pine block floor, one radiator and ceiling light. Double doors to landing.

FRONT BEDROOM ONE: (14'3 x 12'10) Bay to front overlooking Heathwood Road with double glazed uPVC windows, curtain rail above, uPVC double glazed window to side, radiator, sanded and varnished boarded floor, coving and ceiling light.

FRONT BEDROOM TWO: (12'4 x 10'11) Double glazed uPVC window to front, pendant light and radiator.

BEDROOM THREE: (13'11 x 12'11) Double glazed uPVC window to side, radiator under, curtain track above, coving and pendant light.

REAR BEDROOM FOUR: (7'11 x 10'10) With double glazed uPVC window to rear, radiator under, built-in cupboard with floor mounted Worcester combination boiler to serve heating and hot water and slatted shelves above. Panelled door with glazed panels.

BATHROOM: (9'1 x 7'4) Double glazed uPVC frosted window to side, suite in white comprising: large freestanding roll top bath, low flush close coupled w.c. wash hand basin, bidet. Separate walk-in shower cabinet with Mains shower, towel rack style radiator, fully tiled walls and ceiling light and cushion floor covering.

EXTERIOR: The plot is extensive and comprises approximately 1/4 of an acre.

Front Garden: Gate to drive with turning area and side drive. Laid lawn, path to front door, mature trees and shrubs.

Side Garden: Laid lawn, mature trees and shrubs, pathway leading to rear with further lawn, Side patio surrounded by a low wall and pathways.

Rear Garden: Aluminium garden shed, plastic storage unit, covered log store.

Further parking and a large garage with a double up and over door.

***TENURE:** We understand the tenure to be Freehold, But you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

***VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*



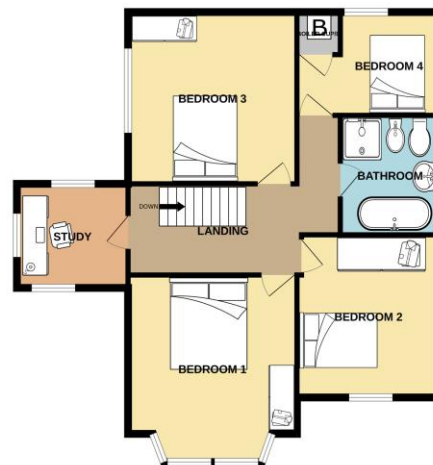






GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.

1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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