



125 HEATHWOOD ROAD, HEATH, CARDIFF CF14 4BJ

Traditional, Semi-detached, Bay fronted, Four Bedroom House pleasantly and conveniently situated on a popular tree lined road running through the middle of the ever popular Heath. Local facilities are within easy reach including a parade of shops on nearby St Isan Road as well as Birchgrove shopping. Other retail outlets are readily available across North Cardiff. Ample recreation space is minutes away at Heath Park, with Roath Park also with easy reach. The University Hospital - a major employer in the Heath is an easy walk.

The property is built of brick with rendered elevations under a slated roof and has had the benefit of a large extension to the rear incorporating an extended dining area and rear lounge, utility and ground floor cloakroom and a good size fourth bedroom. The house is extremely well maintained and presented with many original features including a fine staircase, attractive fireplace to the lounge, block floors and panelled doors. Recent modernisation has included a fully fitted central kitchen with a central 'island', a fitted utility with a new combination boiler as well as recent double glazing providing exceptional sound proofing. Set on a large, south facing plot with a drive with space for 4/5 vehicles, large garage with a pitched roof and long well stocked rear garden. The property has been extremely well maintained and briefly comprises:

Porch, Hall, bay fronted lounge, central kitchen, rear dining room and rear lounge/ sitting room. Utility room and cloakroom. First floor with landing, four good size bedrooms and well fitted bathroom. Ample parking, long, mature rear garden.

TRADITIONAL, EXTENDED FOUR BEDROOM HOUSE

SUPERB THROUGHOUT

NO CHAIN

PRICE GUIDE: £595,000

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

PORCH: (1'10) uPVC double glazed front door.

HALL: (16'9 x 7'5) Terrazzo floor with staircase to first floor with ornate newel post handrail and balustrades in stripped and stained timber, meter cupboards either side of uPVC double glazed front door. Original inner hardwood front door with stained glass panels to either side to match. Radiator, dado rail, picture rail, coving, understairs cupboard with a fitted light and shelf, ceiling light fitting, stripped panelled doors to lounge, kitchen and ground floor utility.

GROUND FLOOR UTILITY ROOM: (7'3 x 7'9) Double glazed uPVC window to side, fitted venetian blind, wall mounted Baxi combination boiler to serve heating and hot water, range of units comprising floor and wall mounted cupboards with built-in sink unit with mixer tap, work surface, with space under for washing machine and tumble drier, tiled floor, three spot ceiling light fitting. Panelled door off to –

GROUND FLOOR W.C. (3'7 x 7'9): With frosted window to side, fitted venetian blind, low flush close coupled w.c. in white, wash hand basin with cupboards underneath, one radiator and ceiling light.

FRONT LOUNGE: (14'7 inc bay x 13') Double glazed uPVC windows to front with fitted blinds and bay radiator under, curtain pole above, herringbone pattern wood block floor, fireplace with coal effect fire and timber mantelpiece above, coving, ornate ceiling rose and ceiling light fitting.

KITCHEN/DINING ROOM: (15'4 x 11'9 and opening out to DINING ROOM 11'5 x 10'3) Herringbone pattern wood block floor, extensive range of fitted floor and wall mounted units with timber style doors, large double built-in Belfast sink with mixer tap, onyx marble effect work surfaces, built-in five ring Range with two/three ovens under, large built-in larder with space for large fridge/freezer, dish washer, large drawers adjacent to the kitchen, part wall tiling, one radiator, large extractor above range, central island unit with drawers and cupboards, work top to match, drawers either side, six inset ceiling lights and three pendant light fittings. Lounge area with timber floor, opening out to Dining area with two velux windows and double glazed uPVC patio doors to rear garden. Ceiling light fitting.

FIRST FLOOR

LANDING: Double glazed uPVC frosted window to side with handrail and newel post, stripped and stained to match ground floor. Stripped panelled doors to all rooms. Loft hatch with let-down ladder and two ceiling light fittings.

FRONT BEDROOM ONE: (14'7 inc bay x 12'11) Double glazed uPVC window to front with open view over Heathwood Road, curtain track above, one radiator under, picture rail, ceiling rose and ceiling light fitting.

REAR BEDROOM TWO: (14'1 x 11'10) Double glazed uPVC window to rear, curtain pole above, one radiator under, picture rail and three spot ceiling light fitting.

FRONT BEDROOM THREE: (9'4 x 7'6) Double glazed uPVC window to front, fitted blind, one radiator under, built-in over stairs double wardrobe, picture rail and pendant light.

REAR BEDROOM FOUR: (11'5 x 8'7) Double glazed uPVC window to rear, fitted blind, radiator under and pendant light.

BATHROOM: (9'9 x 5'5) Two double glazed uPVC frosted windows to side with fitted venetian blinds. Suite in white comprising: Large P shaped bath with mains shower over with overhead drencher and overhead spray, wash hand basin, low flush close coupled w.c. one radiator, fully tiled walls, fully tiled floor and three spot ceiling light fitting.

EXTERIOR

FRONT GARDEN: Inset grassed area with flower border and two wrought iron gates to rear half of driveway.

LARGE DRIVEWAY: Approximately 55' in length. With blocked paved parking area, room for four or five cars. Outside tap. Wrought iron gates to rear garden.

GARAGE: (16'6 x 9'2) With electric Up and over door, pedestrian door to garden, shelving, power and light, double glazed uPVC window to the rear.

REAR GARDEN: Central laid lawn with paving to surround, central patio, with flower beds to surround with mature plants and shrubs, garden store, raised circular patio to corner, hedge about two thirds down, giving access to further garden, mainly laid to law, having an approximate length of 75'

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.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 sq.m.) approx.
While 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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