





6 Heath Halt Road

Heath, Cardiff

Council Tax band: F; Tenure: Freehold

EPC rating of _ _ _ _ _

- TRADITIONAL THREE DOUBLE BEDROOM SEMI
- SITTING ROOM PLUS 'FRONT TO BACK' LOUNGE/DINER
- OAK KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATHROOM AND SEPARATE WC
- PERIOD FEATURES INTACT
- FRONT AND SIDE PARKING PLUS A GARAGE
- GOOD SIZE REAR GARDEN
- GAS CENTRAL HEATING AND HARDWOOD DOUBLE GLAZING
- MINUTES WALK FROM HEATH HIGH/LOW LEVEL RAILWAY STATIONS
- EPC RATING TO BE CONFIRMED

Situated in this affluent suburb within a few moments walk of Heath (Low and High Level) rail stations is this period bay front 3 bedroom semi detached property which enjoys a good size plot.

The internal space comprises a hall, sitting room, through lounge/diner (front to back) plus a slightly extended kitchen/breakfast room (extended in the 1990s). The first floor has the three double bedrooms (all with wardrobes), a WC and a bathroom.

Outside, there is a front block paved area which extends to the side and offers generous parking and this leads to the garage. Side access leads to the rear which enjoys excellent privacy.





Entrance Porch

Accessed via brick arch. This is an external storm porch with gas meter and further door leading to the hall.

Hallway

Carpeted hall with stairs to the first floor. Radiator. Doors give access to the kitchen and two reception rooms. Handy under stair storage.

Sitting Room

12' 7" x 10' 8" (3.84m x 3.25m)

Carpeted with feature wooden bay fronted windows and complementing side window. Focal point of a feature brick fireplace with gas fire inset. Radiator.

Lounge Diner

23' 8" x 11' 3" (7.21m x 3.43m)

A large front to back carpeted room which has front wood framed windows and complementing doors leading to the garden. Two radiators. Focal point of a modern marble fireplace with wood effect gas fire inset.

Kitchen

12' 0" x 9' 4" (3.66m x 2.85m)

With a ceramic tile flooring. Solid Oak fitted kitchen complemented by modern worktops which have a twin bowl stainless steel sink unit inset. Integrated appliances include a waste level double oven and grill, 5 ring gas hob plus there is further space for other appliances as required. Obscure side and rear windows plus a further two windows and door leading to the rear garden. Glass roof over the extension part of the kitchen (1990's). Radiator.





Landing

Carpeted and with Oak doors with glazed panels leading in to all rooms. Further side window. Loft hatch.

WC

Carpeted and with wall hung WC plus adjacent sink unit. Tiled splash backs and obscure glazed side window.

Bathroom

8' 11" x 4' 11" (2.73m x 1.50m)

Carpeted and with a light coloured suite comprising corner bath and adjacent bath basin. Tiled walls and obscure glazed rear window. Mirror fronted cabinet. The bath has electric shower over.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m)

Measurements taken into front bay. Triple mirror fronted wardrobes. Radiator.

Bedroom Two

13' 0" x 9' 6" (3.97m x 2.90m)

Spacious carpeted double bedroom with front windows, radiator and along the length of one wall are quadruple mirror fronted wardrobes.

Bedroom Three

9' 5" x 9' 0" (2.86m x 2.75m)

Third carpeted double bedroom with rear window looking onto the garden. Wall mounted Vaillant boiler (annually serviced). Radiator. Mirror fronted triple wardrobes.

Garage

19' 8" x 12' 7" (6.00m x 3.84m)

With up and over door.





FRONT GARDEN

Laid with interlocking brick paving and providing off road parking for 3 cars. Side area leads to the garage.

REAR GARDEN

Initially with a raised slabbed patio, steps lead down to an area of mostly lawn (currently overgrown) with trees as the rear boundary.

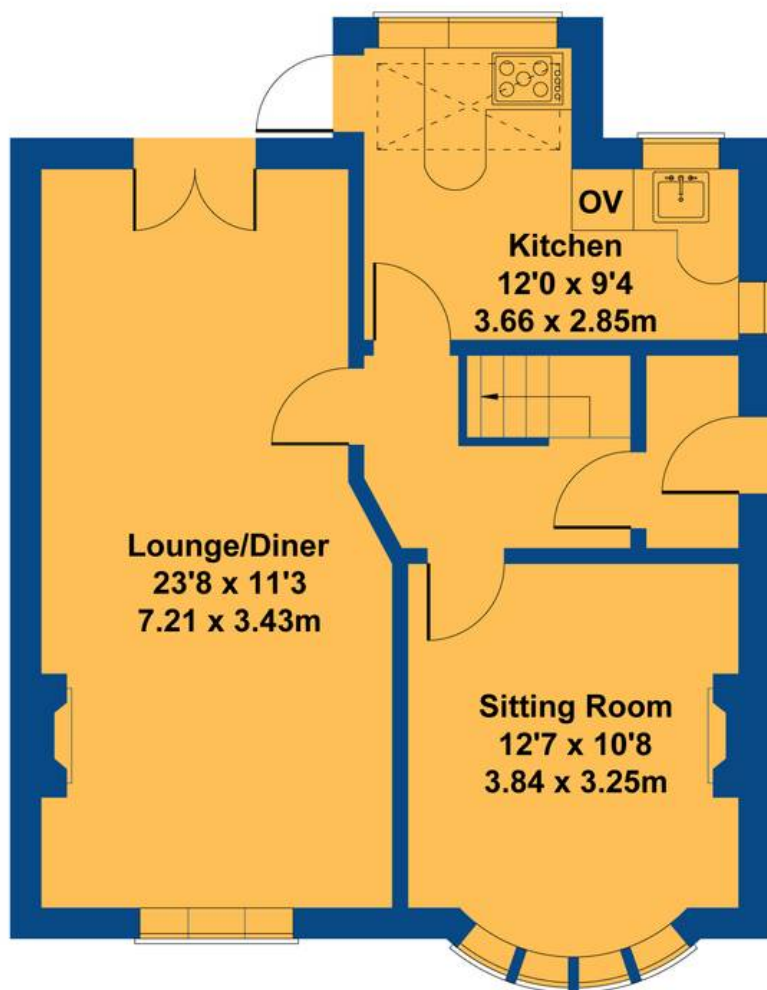
DRIVEWAY

3 Parking Spaces

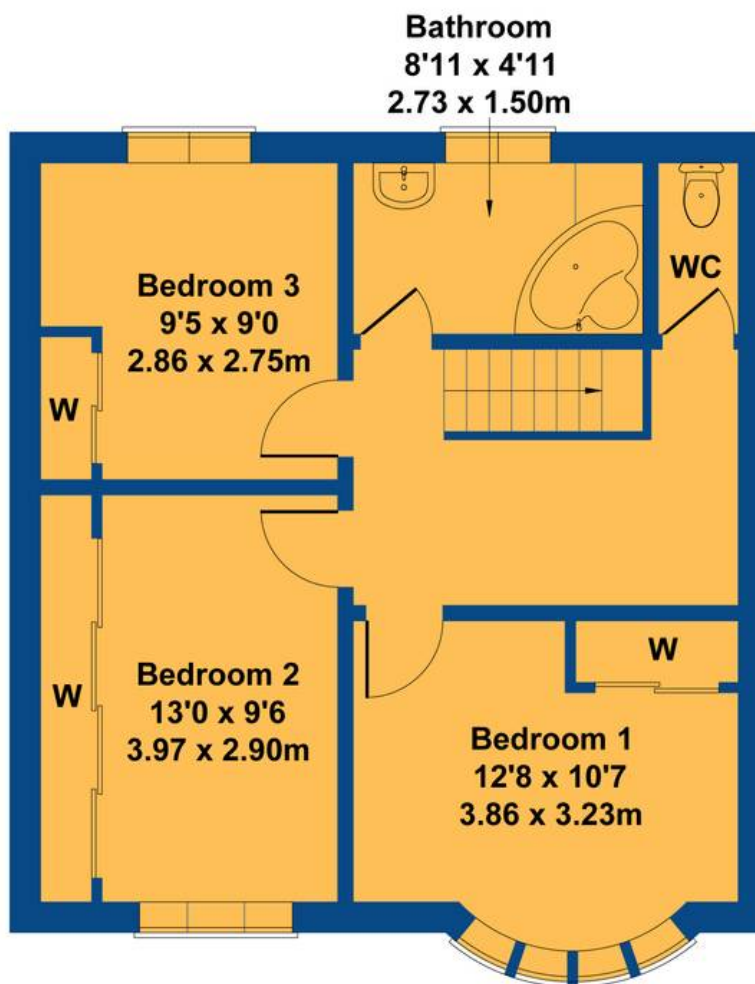


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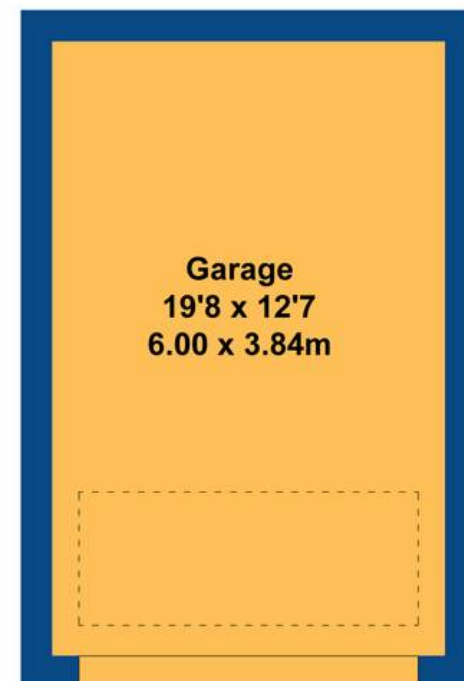
Approximate Gross Internal Area
1345 sq ft - 125 sq m



GROUND FLOOR



FIRST FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2025
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