

Caerphilly Road

Heath, Cardiff CF14 4QE

- Mid-Terrace House
- Two Double Bedrooms
- Lounge / Diner
- Modern Kitchen
- Off Street Parking
- Beautifully Presented
- Close To Shops and Transport
- Downstairs Cloakroom

Price £260,000

www.hern-crabtree.co.uk



This traditional bay fronted house has been stylishly modernised throughout. This excellent home has the benefit of off street parking for two vehicles and a generous South/West aspect landscaped rear garden.

The residence briefly comprises: Entrance Hall, Lounge/Diner, Cloakroom and Kitchen with doors leading out to the Rear Garden. To the first floor are Two Double Bedrooms and Family Bathroom. Outside the garden incorporates a patio and lawn with gated access to a double parking hardstand.

Heath offers a variety of local shops, cafes and amenities along with excellent public transport links to Cardiff city centre. There are good M4 links via the A48.

Entrance Hall

Storm porch. Double glazed door to front into entrance hall. Oak engineered flooring stairs to first floor. Opening doorway to lounge / diner. Radiator.

Cloakroom

Under-stairs cloakroom. WC. Wash hand basin. Tiled walls and floor. Extractor fan.

Lounge / Diner 24'6 max into bay x 11'7 max (7.47m max into bay x 3.53m max)

Double glazed bay window to front. Double glazed window to the rear. Open door to kitchen. Door to cloakroom. Engineered wood flooring. Half exposed chimney breast with wooden railway mantle piece. Built in storage cupboard and fitted shelving. Two radiators. Sky TV point.

Kitchen 15'11 max x 7'11 max (4.85m max x 2.41m max)

Double glazed window to the side and double glazed French doors to the rear garden. Kitchen is fitted with a range of wall and base units with work tops over. Bosch four ring ceramic hob with cooker hood above and integrated oven. Space for fridge freezer and space and plumbing for dishwasher and washing machine. One and a half bowl ceramic sink and drainer with mixer tap. Spotlight, radiator and tiled flooring.

First Floor

Landing

Stairs rising from entrance hall with wooden handrail and spindles. Access to loft space.

Bedroom One 12'2 max to wardrobe x 10'10 (3.71m max to wardrobe x 3.30m)

Double glazed pvc window to the front. Radiator. Fitted wardrobes.

Bedroom Two 11' max x 8'4 max to recess (3.35m max x 2.54m max to recess)

Double glazed window to the rear. Radiator.

Bathroom 8'5 max x 8' max (2.57m max x 2.44m max)

Fitted with a three piece suite in white comprising bath with glass screen and plumbed shower. Vanity wash hand basin and w.c. Mirrored vanity cupboard. Built in storage cupboard housing Baxi combination boiler. Extractor fan. Radiator. Tiled walls and flooring. Double obscure glazed window to the side.

Front Garden

Small forecourt front with hedge for privacy.



Rear Garden

Enclosed rear garden with feather board fencing and brick wall. Patio and lawn. Flower borders, trees and shrubs. Gate to rear parking area.

Parking

Two off street parking spaces to the rear - rear garden and the house can be accessed via a gate for easy access.

Tenure

We have been advised by the seller that the property is freehold.

Schools

From Cardiff ishare.

My English medium primary catchment area is

Ton-Yr-Ywen Primary School (year 2020-21)

Note Howardian Primary catchment area yet to be established Applications are welcomed

My English medium secondary catchment area is

Llanishen High School

My Welsh medium primary catchment area is

Ysgol Y Wern (year 2020-21)

Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed

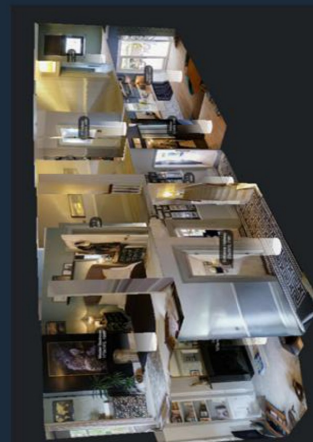
My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Glantaf (year 2020-21)

Great news!

This home has 3D and 2D
interactive floorplans

Just click on the “virtual tour” tab
and you can find the plans along the
bottom of the screen



**Hern &
Crabtree**

Virtual Tour

Description

Map & Street View

Virtual Tour

SchoolChecker

Market Info

VR TOUR & 3D FLOOR PLAN

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