



Hern and Crabtree

£610,000 Freehold

Heath Park Avenue | Cardiff | CF14 3RH

Hern &
Crabtree

This lovely four bedroom family home is situated in a fantastic location close to Roath Park Lake, Heath Park and the University Hospital of Wales in short walking distance. There are also two railway stations within a stone's throw linking Cardiff City centre. For schools you'll find Ton Yr Ywen Primary school, Llanishen High School and there are ample shops, cafes and eateries within close proximity.

The accommodation briefly comprises a porch, entrance hall, living room, kitchen, dining room and sitting room to the ground floor. To the first floor there are four bedrooms, a bathroom and separate WC. The property also benefits from an enclosed rear garden, a single garage and a key block driveway providing off street parking. Viewings of this great property are highly recommended and can be arrange via our Heath branch.



Porch

Entered via a double glazed PVC door, tiled floor, into hallway via a stained glass wooden door with matching windows.

Entrance Hall

Stained glass window to the side, stairs to the first floor, picture rail, wood parquet flooring. Additional stained glass window, radiator, doors to:

Living Room 16'6 max x 13'7 max

Double glazed bay window to the front, wood parquet flooring, cast iron fireplace with wooden mantelpiece, picture rail, radiator.

Kitchen 19'5 x 8'7

U-shaped kitchen interconnecting to the dining area and sitting room. The kitchen has a double glazed window to the side and rear, radiator, double glazed door to the garden, tiled floor. Fitted with matching wall and base units with stone composite work tops over. Space for a gas range cooker, plumbing for washing machine. Sink with draining grooves to the counter top. Integrated fridge and freezer. Squared off archway through to the dining room.

Dining Room 10'11 x 8'6

Forms part of the extension with double glazed skylight windows,

double glazed french doors leading out to the garden with matching windows either side. Matching tiled floor, squared off archway through to the sitting room. Radiator.

Sitting Room 11'9 x 13'11

Wood parquet flooring, fireplace with wooden mantelpiece. Picture rail, radiator, interconnecting door from the sitting room back to the hallway and squared off archway to the dining room. Radiator.

First Floor

Stairs rise up from the entrance hall with a dog-leg staircase, wooden hand rail and spindles.

Landing

Single glazed feature stained glass window, banister, loft access hatch and an airing cupboard housing the boiler.

Bedroom One 16'6 x 12'11 max

Double glazed bay window to the front, radiator, picture rail.

Bedroom Two 14'0 x 11'10

Double glazed window to the rear, radiator, picture rail.

Bedroom Three 8'8 x 9'9

Double glazed window to the rear, radiator, picture rail.



Bedroom Four 7'10 x 8'2

Double glazed window to the front, radiator, stripped wooden flooring, picture rail.

Bathroom 6'4 x 5'8

Bath, wash basin, double obscure glazed window to the side, tiled walls, radiator, vinyl floor.

WC

WC, radiator, wood laminate flooring, double obscure glazed window to the side.

External

Front

Key block driveway providing off street parking, double wrought iron gate, low

rise brick wall to the front. lawn with mature shrubs and trees. Storm porch to the front of the property.

Garage

Single garage offset from the driveway.

Rear Garden

Enclosed rear garden with lawn, mature shrubs and flower borders.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

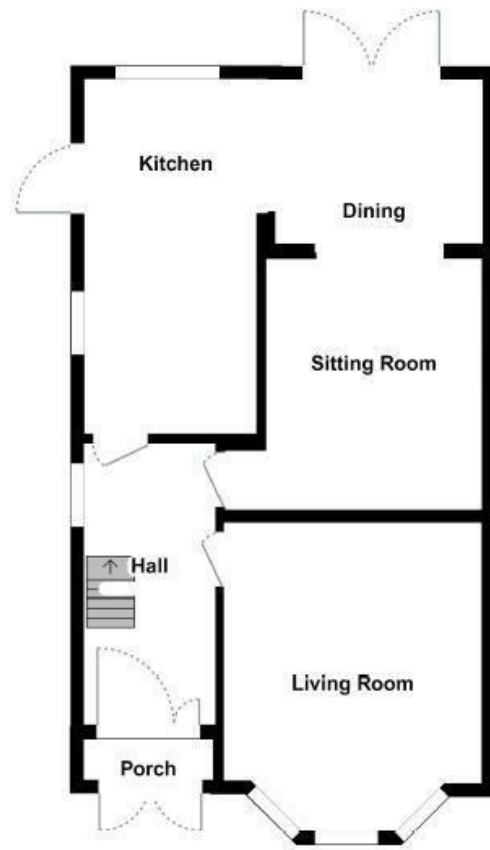
Council Tax - F

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the

seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure

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For illustration purposes only. Not to scale.

Ground Floor

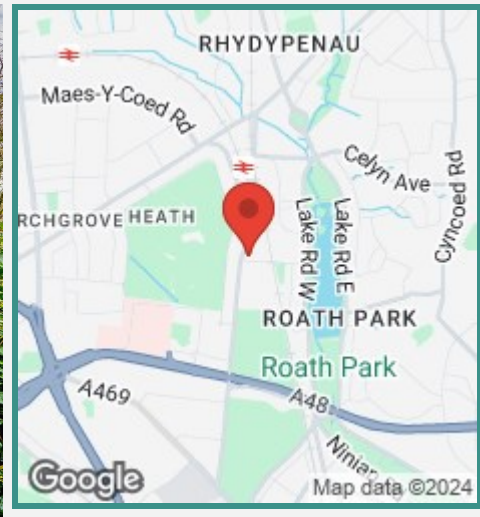


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1st Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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