



Herr and Crabtree

£320,000 Freehold

Nant Y Fedw | Cardiff | CF14 1SD

Herr &
Crabtree

NO CHAIN - This brilliant three bedroom detached home is located on a no through road in Heath. Close to the amenities of Birchgrove, Caerphilly Road as well as Whitchurch this is a fantastic position with Birchgrove primary in walking distance and Whitchurch high school catchment, perfect for families.

The accommodation briefly comprises an entrance hall, utility, living room, dining room, and kitchen to the ground floor. to the first floor there is the main bedroom with en suite, two further bedrooms and a family bathroom. The property also benefits from an enclosed rear garden and off street parking hardstand to the front. Viewings of this great property can be arranged via our Heath branch.



Entrance

Entered via a double glazed PVC door to the side, double glazed window to the front into hallway.

Hallway

Stairs to the first floor, built-in airing cupboard housing gas 'Worcester' combination boiler, new this year. Additional cupboard under the stairs. Door to former cloakroom now utility.

Utility

Washing machine included, double glazed obscured window to the side, wash hand basin, vinyl floor, extractor fan. Existing waste for reinstating WC if desired.

Living Room 12'6 x 12'1

Double glazed window to the side and front with laminate floor, radiator.

Dining Room 12'3 x 11'6

Double glazed window to the side and rear, radiator, wood laminate flooring.

Kitchen 10'3 max x 7'2 max

Doorway from hall. Double glazed door to the garden, double glazed window to the rear. Wall and base units with work tops over, four ring integrated gas hob, integrated oven. Base fridge and dishwasher included. Stainless steel sink, radiator, vinyl floor.

First Floor

Stairs rise up from the entrance hall.

Landing

Double glazed window to the side, loft access hatch, banister, doors to:

Bedroom One 12'4 x 11'8

Double glazed window to the rear and side. Radiator, door to en suite.

En Suite

Double glazed obscured window to the rear. Shower in the recess with plumbed shower, wash hand basin, WC, shaver point, vinyl floor, radiator.

Bedroom Two 12'7 x 8'10

Double glazed window to the front, obscured window to the side, radiator.

Bedroom Three 8'2 narrowing to 6'10 x 9'3

Double glazed window to the front, wood laminate flooring, radiator, recess with fitted wardrobes.

Bathroom 5'8 x 7'3

Double glazed obscured window to the side, WC, wash hand basin, vanity cupboard. Bath with electric shower over, double glazed window to the side, part tiled wall, vinyl floor, heated towel rail and extractor. Mirrored vanity cupboard.

External



Front

Off street parking hardstand, lawn, paved path to the front door.

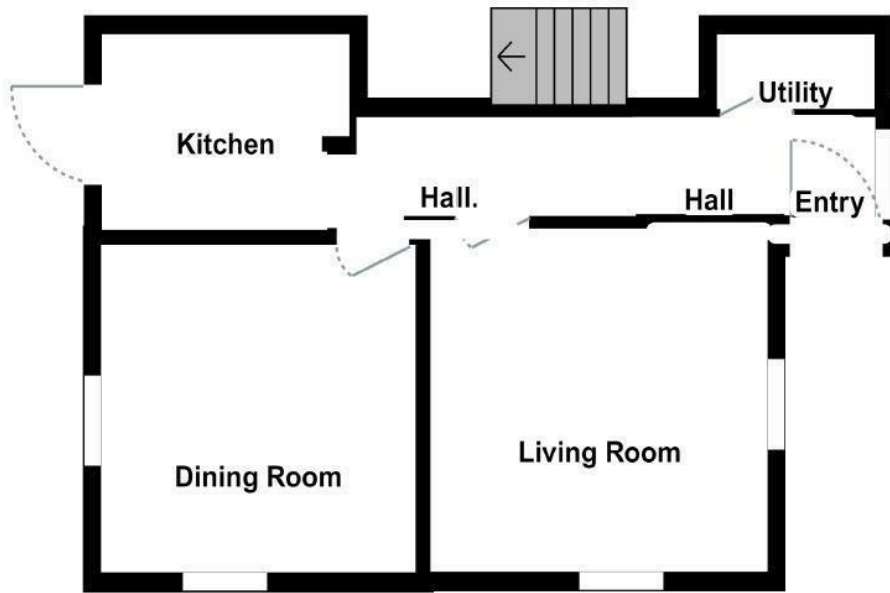
Rear Garden

Enclosed rear garden landscaped with patio, side path leading to the front of the property. Mature flowers and shrubs.

Additional Information

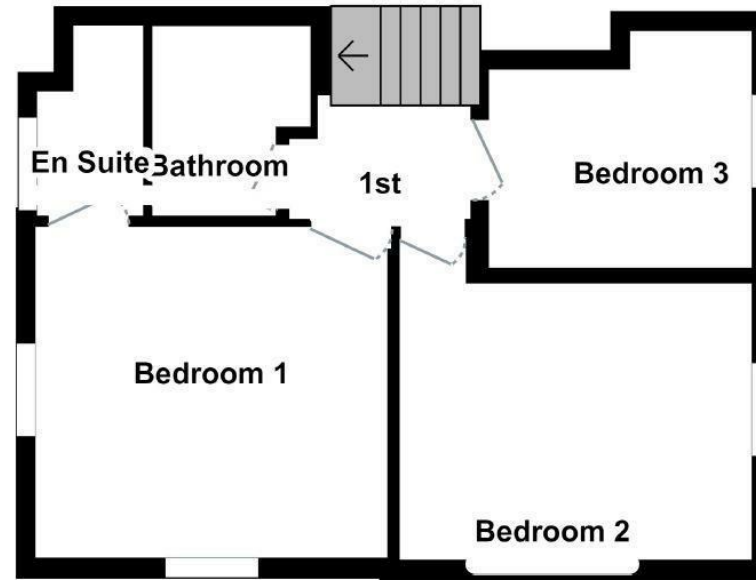
We have been advised by the vendor that the property is Freehold.





For illustration purposes only. Not to scale.

Ground Floor

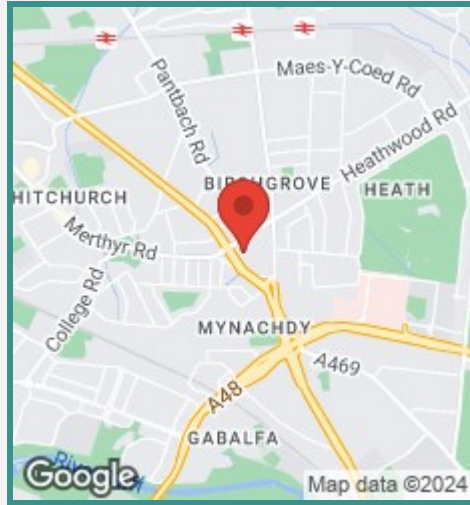


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1st Floor

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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<https://www.hern-crabtree.co.uk>



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