



Hern and Crabtree

£649,000 Freehold

Heathwood Road | Cardiff | CF14 4BN

Hern &
Crabtree

This wonderful five bedroom family home is brilliantly located on the sought after Heathwood Road, Cardiff. Situated close to amenities, bus links and Heath High and Low level stations along with Heath Park and the university Hospital of Wales this is a great location. Roath Park is also nearby and Ton-Yr-Ywen Primary School is within short walking distance. The property offers substantial internal space of 3008 sq feet.

The generous accommodation briefly comprises an entrance porch, hallway, dining room, breakfast room, living room, conservatory, kitchen, side entrance porch, cloakroom, integral garage and a games room to the ground floor. To the first floor is the primary bedroom with en suite, a WC, three further bedrooms one of which has a sitting balcony, and a family bathroom. To the second floor is a fifth bedroom with an en suite bathroom complete with spa bath, a loft den room and a home office. The property also benefits from an enclosed rear garden, and a large gated driveway to the front providing off street parking for several vehicles. Viewings of this fantastic property are highly recommended to appreciate the size of accommodation on offer and can be arranged by our Heath branch.



Entrance Porch

Double glazed wooden door, wood windows to the side into porch with tiled flooring, traditional wooden glazed door to the entrance hall.

Hallway

Oval stained glass window with secondary glazing, stairs rising to the first floor. Coved ceiling, picture rail, radiator, wood parquet flooring. Concealed meter cupboard. L-shaped hallway with under stair storage cupboard.

Dining Room 13'5 max x 13'0

Double obscure glazed bay sash windows to the front (Please note that the windows have been obscured using a film which is easily removable if required). Wood block flooring, coved ceiling and picture rail. Gas fireplace with marble surround and hearth, wooden mantelpiece.

Breakfast Room 8'11 x 14'3

Room for breakfast table and chairs, 'Open plan' to the conservatory, doorway to kitchen, door to living room. Radiator, fitted cupboard.

Living Room 22'9 x 13'0

Double glazed sash windows to the front aspect, coved ceiling, picture rail, two radiators. Wood block flooring. Gas fireplace with stone surround and hearth, wooden mantelpiece. Coved ceiling, picture rail. Traditional wooden door to the conservatory.

Conservatory 11'9 x 17'10 max

PVC obscure roof, double glazed windows, quarter rise brick wall. Wood laminate flooring, vertical radiator (Please note that this radiator isn't currently in working condition). Built-in storage. Squared off arch, former serving hatch to the kitchen. French double glazed doors to the rear garden.

Kitchen 18'2 max x 14'8

L-shaped kitchen with double glazed windows to the side and rear. Laid with a selection of wall and base units with complimentary work tops over and tiled splash back, 1.5 bowl stainless steel sink and drainer. Integrated 'Bosch' full length dishwasher, down lights to the wall units, corner carousel cupboard. Five ring gas hob, integrated oven with glass splash back and cooker hood over. Radiator, breakfast bar, integrated fridge and integrated freezer. Concealed recycling bin drawers, plinth electric heater. Luxury vinyl flooring. Doorway to side entrance porch.

Side entrance Porch

Double glazed door leading out to the driveway, door to cloakroom, luxury vinyl flooring.

Cloakroom

WC, wash hand basin, radiator, vinyl floor. Vanity cupboards.

Integral Garage 16'5 x 11'10

Electric roller door. utility area offset to one side with plumbing for washing machine, space for a condensing tumble dryer and further appliances. Stainless steel 1.5 bowl sink and drainer. Leads through to games room.

Games Room 11'9 x 17'8

Double glazed door to the garden, window to the side, electric heater, power and light.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and banister.

Landing

Banister, loft access hatch, double obscure



glazed skylight window offering natural light. Circular porthole stained glass window with secondary glazing. Radiator. Airing cupboard with linen shelves and 'Worcester' gas combination boiler.

WC

WC, radiator, tiled floor, double obscure glazed window to the side.

Bedroom One 15'3 x 12'7

Double glazed window to the rear, radiator, door to en suite.

En suite

Shower quadrant within recess with plumbed shower and glass door. WC, wash hand basin, recess for shelving, light up shaver mirror. Radiator, tiled floor. Extractor fan.

Bedroom Two 13'0 x 13'4 max

Double glazed PVC bay sash windows to the front, coved ceiling, picture rail, radiator.

Bedroom Three 11'7 max x 13'1 max

French glazed wooden doors with wooden windows leading out to a covered sitting balcony. L-shaped room, radiator, part picture rail.

Balcony

Double glazed PVC windows to the front.

Bedroom Four 14'3 x 8'11

Double glazed bay window to the rear with window seat, radiator, feature fireplace alcove.

Family Bathroom 7'0 x 6'10

Double obscure glazed window to the rear, shaver point, bath with plumbed shower over and glass screen., wash basin, radiator, tiled floor.

Second Floor

Landing

Double glazed skylight window. Banister, tilt

and turn style half door to loft storage space with skylight window. Doors leading through to :

Bedroom Five 13'4 max x 14'4 max

Double glazed skylight window to the rear, double glazed window to the front, door to en suite. Storage to the eaves.

En suite 5'11 x 5'11

Skylight window to the rear, p-shaped spa bath with shower over, wash hand basin, WC. Extractor fan. Partial restricted headroom.

Loft Den 11'4 max x 7'2

Restricted head room. Power and light. Currently functions as a play room. Door to loft storage space.

Office / Bedroom Six 5'7 x 11'8

Skylight window to the side, storage into the eaves. Partial restricted head room. Floor to ceiling height 6'9.

External

Front

Large driveway providing off street parking for several vehicles. Approached by a double wrought iron gate, traditional lamp post. Mature shrubs and flower borders. Electric car charging point, outside light, outside power point. Key block driveway.

Rear Garden

Enclosed rear garden, landscaped with a key block style paved patio and pathway that wraps around a central lawn. Mature shrubs, trees and flower borders. Outside light. Cold water tap, outside power point.

Storage 12'1 x 8'2

Purpose built storage to the back of the games room with power and light.

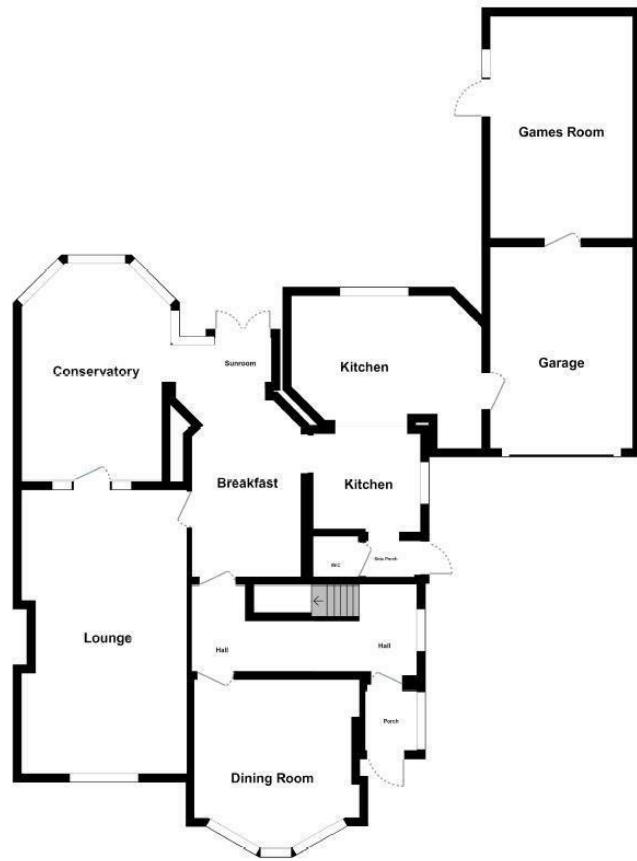
Additional Information

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

EPC - C

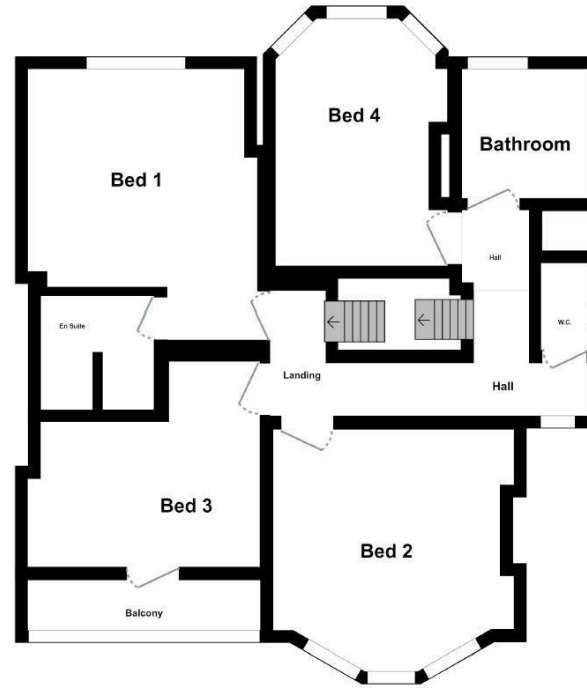
Council tax band -





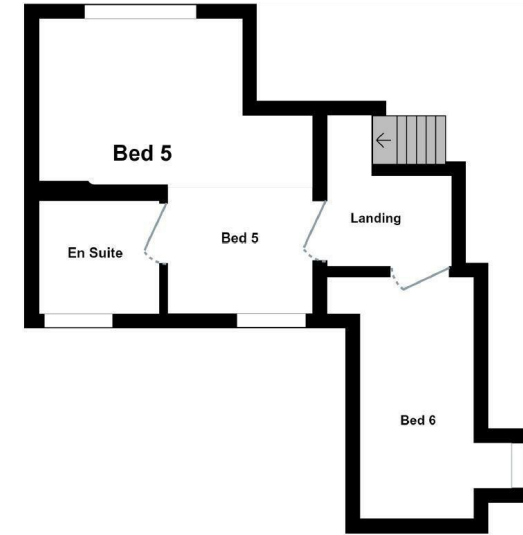
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Ground Floor



For illustration purposes only. Not to scale.

First Floor

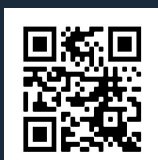
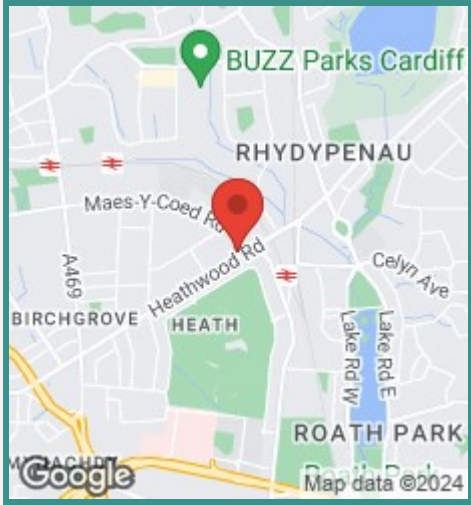


For illustration purposes only. Not to scale.

Second 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		71	77
(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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