



Hern and Crabtree

£370,000 Freehold

Armoury Drive | Cardiff | CF14 4NP

Hern &
Crabtree

This four bedroom townhouse is brilliantly located in Heath. Conveniently close to amenities including supermarkets, bus links close by as well as being within walking distance to Ton Yr Ywen Primary School. The University Hospital of Wales is located nearby along with Llanishen retail park.

The accommodation briefly comprises an entrance hall with access to the integral garage, utility room, and fourth bedroom / sitting room with en suite shower room to the ground floor. To the first floor is a WC, the living room, dining room and kitchen. To the second floor is the primary bedroom with en suite, two further bedrooms and a bathroom. The property also benefits from an enclosed rear garden and off street parking. Viewings are highly recommended and can be arranged via our Heath branch.



Entrance Hall

Entered via a double glazed composite door into hallway with two built-in cupboards. Door to garage. Two radiators, door to utility and Bedroom four/ sitting room. Stairs to the first floor

Utility Room 5'11 x 4'10

Base units with counter top, sink, plumbing for washing machine, radiator.

Bedroom Four / Sitting Room 12'2 x 9'10

Double glazed french doors to the rear garden, double glazed window, radiator, door to en suite shower room.

En suite

Double obscure glazed window to the rear, WC, wash hand basin, shower within recess. Radiator, shaver point, extractor fan.

First Floor

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

Landing

Stairs to the second floor, door to:

WC

WC, wash basin, vanity cupboard, radiator, luxury vinyl floor, extractor fan.

Living Room 16'2 x 12'10

Double glazed windows to the front, fireplace with surround, radiator.

Dining Room 8'5 x 10'0

Archway to the kitchen. Double glazed window to the rear, radiator.

Kitchen 7'4 x 12'5

Double glazed window to the rear, wall and base units with work tops over. Four ring gas hob, integrated oven, cooker hood over. 1.5 bowl stainless steel sink and drainer. Space and plumbing for dishwasher. Space for fridge freezer. Radiator. Vinyl floor.

Second Floor

Stairs rise up from the first floor landing.

Landing

Banister, loft access hatch, doors to:

Bedroom One 12'3 x 10'5

Double glazed window to the front, archway to a dressing area with built-in wardrobes. Radiator, door to en suite.

En suite 5'5 x 7'11

Double obscure glazed window to the front, WC, wash hand basin, vanity. Double shower quadrant with plumbed shower. Shaver point. Part tiled walls. Heated towel rail. Vinyl floor.

Bedroom Two 8'8 x 10'2

Door to a 'Jack and Jill' bathroom. Double glazed window to the rear, radiator.



Bedroom Three 10'0 x 7'1

Double glazed window to the rear, radiator.

Bathroom 6'4 x 6'8

Jack and Jill style bathroom from the landing to bedroom two. WC, wash hand basin, vanity cupboard. Bath with plumbed shower over, radiator, tiled floor. Part tiled walls, shaver point.

External

Front

Off street parking driveway for two vehicles.

Garage 9'10 max x 16'4 max

Accessed from hallway, single integral garage with power and light, up and over garage door.

Rear Garden

Enclosed rear garden accessed via bedroom four / sitting room. Lawn, key block patio, mature shrubs and flower borders.

Additional Information

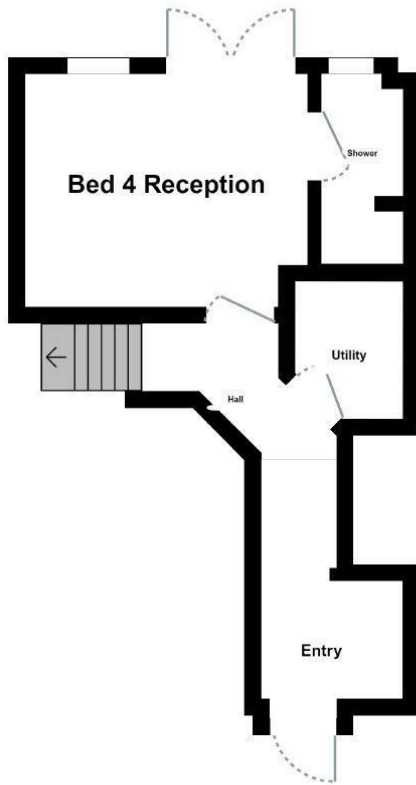
We have been advised by the vendor that the property is freehold.

EPC - C

Council Tax Band -

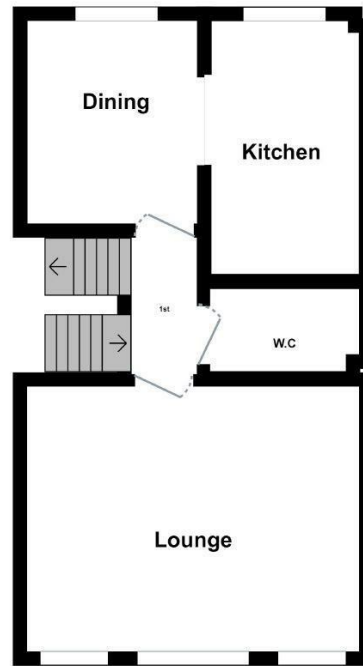






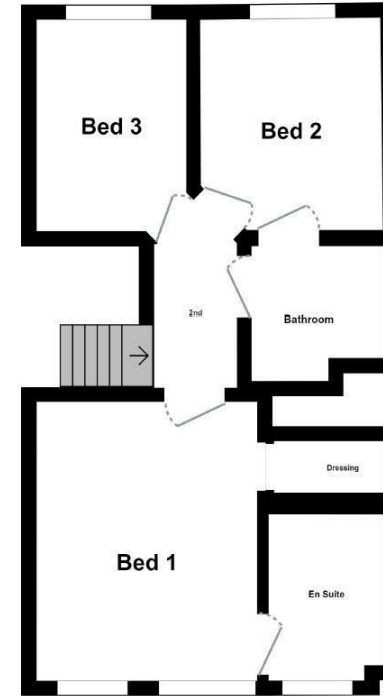
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Ground Floor



For illustration purposes only. Not to scale.

First Floor



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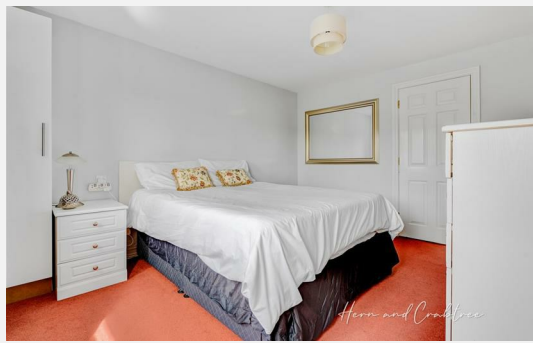
Second Floor

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		75	84
(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	



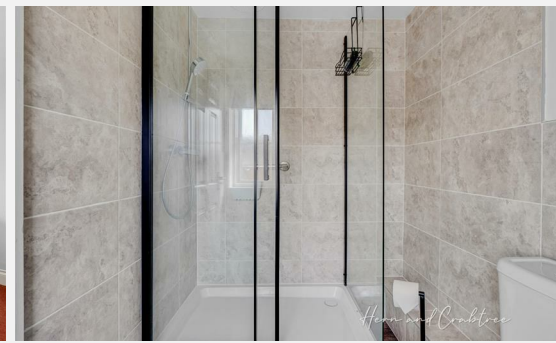
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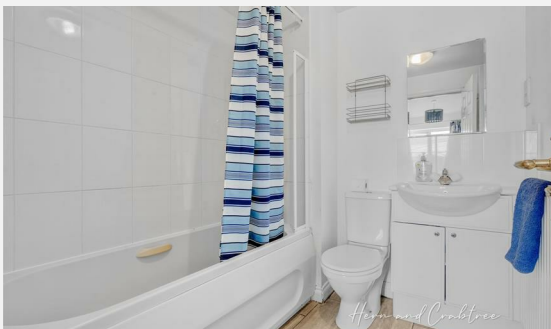
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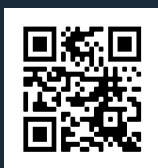
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