



£350,000 Freehold

Heol Gwynedd | Cardiff | CF14 4PJ

Hern
Crabtree

This is a beautiful three-bedroom semi-detached family home located in the sought-after Heath neighbourhood of Cardiff.

The garden faces west and receives ample sunlight from midday to evening, with mature trees at the end of the garden making for a picturesque sunset view. The garden is filled with a wide variety of plants that bloom at different times of the year, and there's even a pear tree outside the patio doors that bears delicious fruit around August or September.

All necessary amenities are conveniently located nearby, including a doctor's surgery, pharmacy, Birchgrove shops, pubs, and supermarkets. Heath Park and Llwynfedw Gardens offer plenty of outdoor recreational opportunities. Ton-yr-Ywen is the local primary school, and public transportation is easily accessible with bus and train services in close proximity. Overall, Heath is an excellent place to reside in!

The accommodation briefly comprises an entrance hall, lounge, kitchen and dining room to the ground floor opening to the garden. To the first floor there are three bedrooms and a family bathroom. Planning Permission was granted in December 2022 for a single storey rear extension and hip-to-gable roof extension with a rear dormer. The property also benefits from an enclosed rear garden and off street parking driveway to the front.



Entrance Hall

Entered via double glazed PVC doors to the front aspect. The hallway has a double glazed stained glass window to the side. Stairs rise to the first floor. Wood laminate flooring. Understairs cupboard.

Lounge 13'8" x 11'

Double glazed bay window to the front aspect. Coved ceiling. Radiator.

Kitchen 9'4" x 9'5"

Double glazed window to the rear and side aspects. Wall and base units with worktops over. One and a half bowl sink and drainer with mixer tap. Plumbed for washing machine.

Integrated double oven and grill. Four ring gas hob with cooker hood fitted over. Space for fridge freezer. Concealed 'Worcester' gas combination boiler. Wood laminate floor. Archway leading to the dining room.

Dining Room 9'10" x 9'7"

Double glazed french doors to the garden. Radiator. Wood laminate flooring.

First Floor

Stairs rising up from the hallway with wooden handrail and spindles.

Landing

Bannister. Loft access with ladder and light. Double glazed obscure window to the side. Built in linen cupboard.

Bedroom One 11' x 10'7" expanding to a max of 13'6"

Double glazed window to the front aspect. Radiator. Built-in wardrobe.

Bedroom Two 9'7" x 9'9" expanding to a max of 13'6"

Double glazed window to the rear aspect. Radiator. Built-in wardrobe.

Bedroom Three 8'10" max x 7'3" max narrowing to 5'7" (stairwell)

Double glazed window to the front aspect. Radiator.

Bathroom 5'9" x 9'9"

Double glazed obscure window to the rear aspect. Bath. Separate shower quadrant with a plumbed shower. WC. Wash hand basin. Part tiled walls. Vinyl flooring. Heated towel rail.

Outside

Front

Off street parking driveway to the front with key block paved drive. Double wrought iron gate. Stone chippings, mature hedges and flower borders.

Rear Garden

Enclosed rear garden with, patio, lawn, mature shrubs, trees and flower



borders. Detached purpose built storage shed with power. Cold water tap. Access to the front of the property.

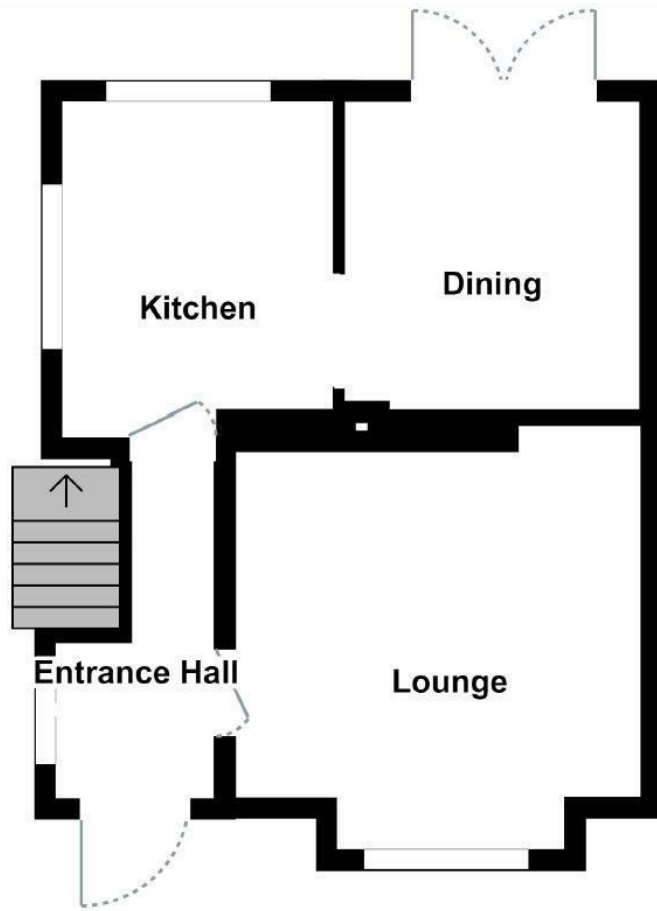
The garden faces west so gets the sun from midday into the evening with the sun setting beyond the mature trees at the end of the garden. The garden itself has a variety of plants that bloom at different points of the year and there's a pear tree outside of the patio doors that give loads of great fruit around August or September.

Additional Information

We have been informed by the owners that the property is Freehold. Planning Permission (reference

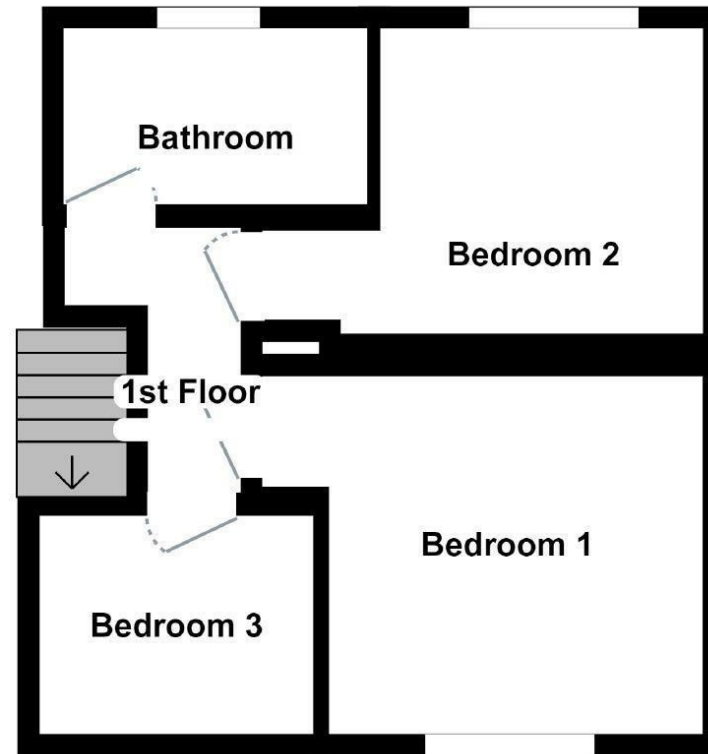
22/02381/HSE) was granted in December 2022 for a single storey rear extension and hip-to-gable roof extension with a rear dormer.
EPC - C
Council Tax Band - D





For illustration purposes only. Not to scale.

Ground Floor

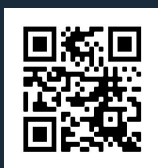
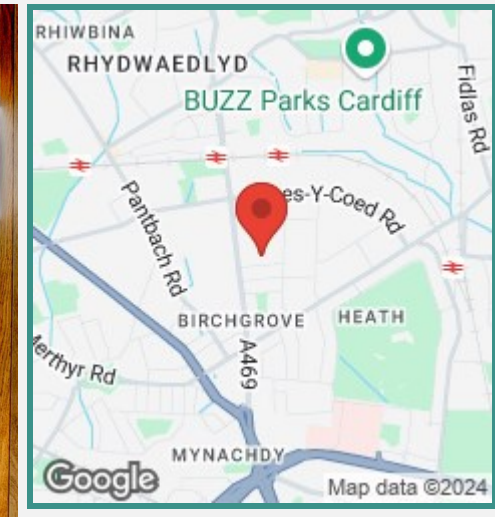
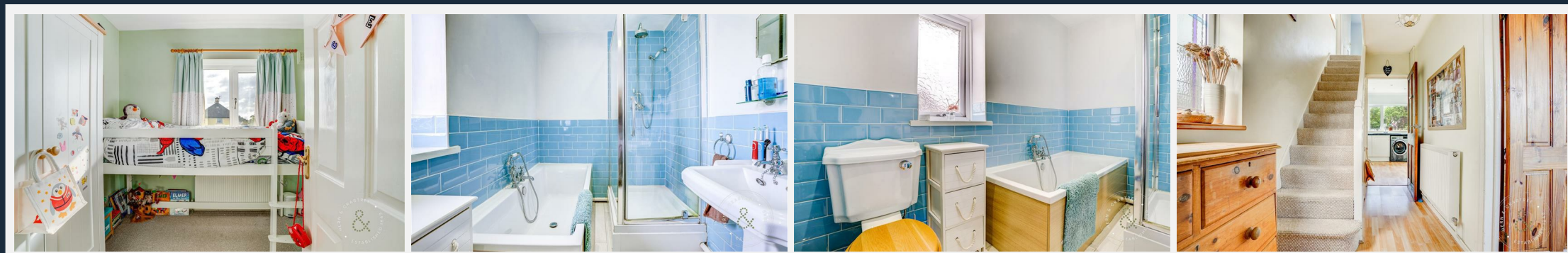


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1st Floor

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		73	86
(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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