



£390,000 Freehold

Milestone Close | Cardiff | CF14 4NQ

Hern  
Crabtree

This four bedroom townhouse is brilliantly located in Heath, Cardiff. Within walking distance of an array of amenities including supermarkets, Doctors surgery, Pharmacy and bus links as well as Ton yr Ywen Primary School and the University Hospital of Wales. There are links nearby to the A48 and A470 and the property is also walking distance to Ty Glas Station along with the further amenities of Llanishen retail park.

The accommodation briefly comprises an entrance porch with storage cupboard, entrance hall, with access to the integral garage, utility room and fourth bedroom with en suite shower room and garden access. To the first floor is a cloakroom, living room and kitchen diner and the second floor is home to the primary bedroom with en suite, two further bedrooms and a family bathroom. The property has been recently redecorated and had new carpets throughout. The property also benefits from a landscaped, enclosed rear garden with a sunny aspect and off street parking for two to three vehicles. Viewings of this fantastic property are a must and can be arranged via our Heath branch.



### Entrance Porch

Double glazed composite door to the front into hallway. Storage cupboard.

### Hallway

Archway, built in storage cupboards, door access to the garage and utility. Tiled floor and radiator. Stairs to the first floor.

### Utility Room 4'9 x 5'11

Plumbing for washing machine, sink and drainer, radiator, tiled floor, extractor fan.

### Integral Garage 9'6 x 17'1 max

Up and over manual door to the front. Flooring fitted as a gym.

### Bedroom Four 12'1 x 9'9

Double glazed french doors to the garden, double glazed window to the rear, radiator, wood laminate flooring. Door to shower room.

### En suite Shower Room

Double obscure glazed window to the rear, shower quadrant, WC, wash basin and vanity. Matching flooring.

### First Floor

#### Landing

Wood banister and spindles, stairs to the second floor.

#### Cloakroom

WC, wash hand basin, vanity, radiator, tiled floor. Shaver point.

### Lounge 12'9 x 16'2

Double glazed windows to the front. Radiator, electric fireplace.

### Kitchen Diner 16'2 x 12'6

L-shaped kitchen diner with double glazed windows to the rear, radiator. Kitchen with wall and base units and work tops over, four ring gas hob, integrated oven, cooker hood over. Tiled splash back. Sink and drainer. Integrated full length dishwasher. Integrated base fridge and integrated base freezer. Underlighting to the wall units.

### Second Floor

#### Landing

Loft access, banister, doors to:

### Bedroom One 10'5 x 12'9

Double glazed windows to the front, radiator, walk-in wardrobe with light, custom built shelving and wardrobe rails. Door to en suite.

### En suite 6'0 x 5'4

Double glazed window to the front, corner shower quadrant, WC, wash basin, radiator, shaver point. Vinyl floor.

### Bedroom Two 8'8 x 10'1

Double glazed window to the rear, radiator, door to 'Jack and Jill' bathroom. Radiator.

### Bedroom Three 7'2 x 10'1

Double glazed window to the rear, radiator.



### Bathroom 6'3 max x 6'7 max

'Jack and Jill' bathroom connecting bedroom two and landing. WC, wash basin, vanity cupboard, bath with plumbed shower over. Shaver point, radiator, vinyl floor.

We have been advised by the vendor that the property is Freehold. The property has recently been redecorated and re carpeted throughout. EPC - To follow Council Tax Band -

### External

#### Front

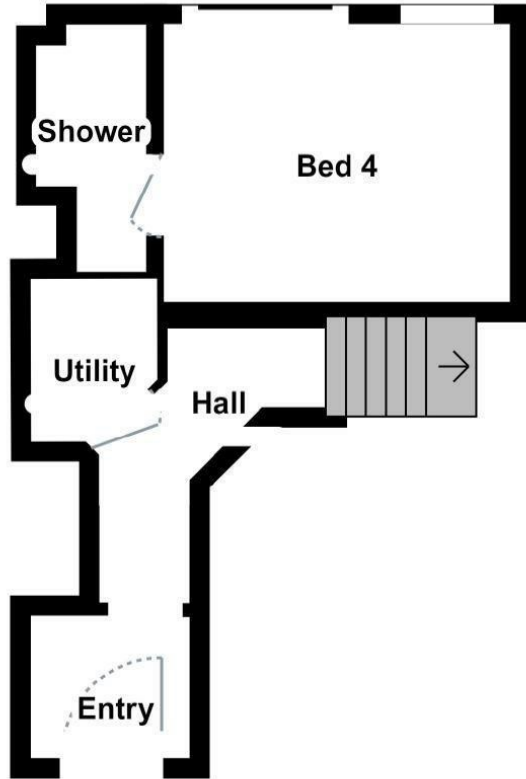
Off street parking driveway for two to three vehicles. Storm porch with built in storage.

#### Rear Garden

Enclosed rear garden landscaped with patio, lawn, established shrubs and flower borders. Timber frame storage shed.

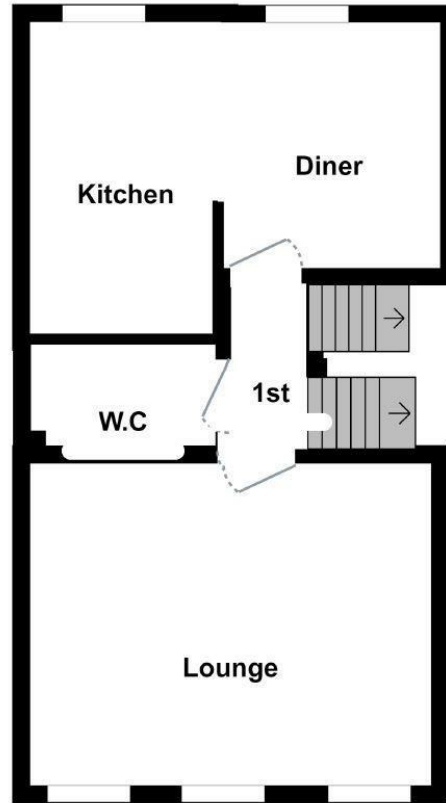
### Additional Information





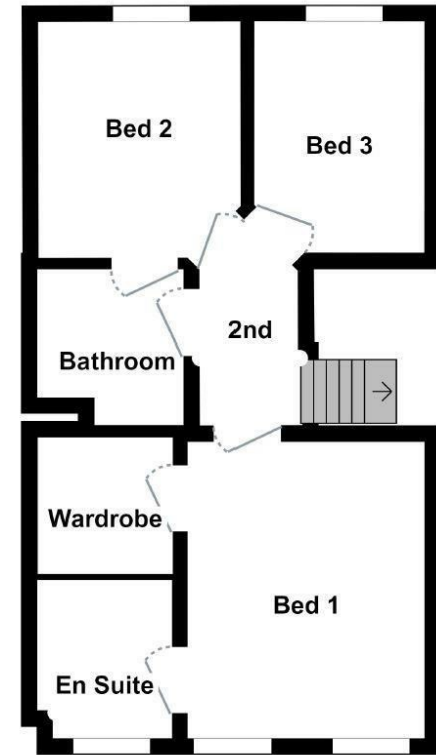
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor

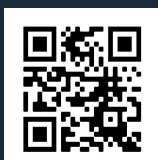
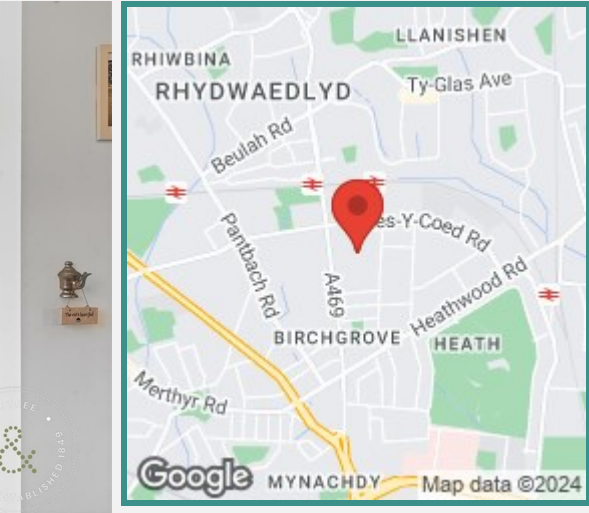


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Second Floor

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		
(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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