



£515,000 Freehold

Heathwood Road | Cardiff | CF14 4BQ

Hern &
Crabtree

Welcome to this charming extended semi-detached house located on the desirable Heathwood Road in Cardiff. This property boasts a delightful blend of traditional features and modern upgrades, making it a perfect family home.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The house offers three generously sized bedrooms, all of which are double rooms, providing ample space for a growing family or guests and offers both a bathroom and shower room.



Entrance

Entered via double glazed french doors to the front with matching windows either side, into a porch.

Porch

Traditional woodstained glass door with matching windows either side, which leads into the entrance hall.

Hallway

Stairs to the first floor. Wood flooring. Radiator. Stained glass double glazed window to the side. Understairs cupboard. Understairs cloakroom.

Cloakroom

WC. Wash hand basin. Extractor fan.

Living Room 15'5" x 12'5"

Double glazed bay window to the front with stained glass window over. Coved ceiling. Picture rail. Ceiling rose. Gas fire place with chimney breast. Radiator.

Kitchen/Diner/Sitting Room 28'7" max x 18'8" max

'L' shaped kitchen/diner/sitting room. The sitting room

area offers double glazed stained glass windows to the side and is open to the kitchen area. Kitchen area offers oakwood flooring, fitted storage, a radiator and a square-off archway to the dining room. The dining room offers a coved ceiling, picture rail, ceiling rose, storage into alcove and radiator with french doors that lead out to the rear garden with matching oakwood flooring. The kitchen also offers double glazed french doors to



the rear garden with double glazed windows to the side with matching oak wood flooring. The kitchen has wall and base units with worktops over, central island with a breakfast bar and wooden counter top. Instant boiling water kitchen tap. Stainless steel sink and drainer with mixer tap. Integrated recycling bin with pull out drawer. Integrated full length 'Hotpoint' dishwasher. Integrated 'Neff' oven & 'Neff' microwave and a full length fridge and freezer. Five ring gas hob with a cooker hood fitted over. Tiled splash backs. Underlighting. Corner larder cupboard.

First Floor

Stairs rise up from the entrance hall. Wooden handrail and spindles.

Landing

Double glazed stained glass window to the side. Loft access hatch. Built in cupboard housing a 'Worcester' gas combination boiler.

Bedroom One 10'8" x 15'5" max

Double glazed bay window to the front with stained glass windows over. Fitted wardrobes. Radiator.

Bedroom Two 14'1" x 9'5"

Double glazed window to the rear. Series of fitted wardrobes, cupboards and radiator.

Shower Room 7'5" x 8'10"

Double glazed window to the front. Double walk-in shower quadrant with plumbed shower. WC. Wash hand basin with vanity. Heated towel rail.

Extractor fan. Tiled floor. Additional vertical radiator.

Bathroom 8'4" x 7'2"

Interconnecting door to bedroom three. Double glazed obscure window to the side. Bath with a central mixer tap. WC. Wash hand basin and vanity cupboard with a light up shaver mirror. Tiled floor and part tiled walls. Extractor fan. Vertical radiator.

Bedroom Three 13'8" x 15'9"

Two remote-controlled velux windows, double-glazed windows and an additional double-glazed window to the rear. Radiator.

Outside

Rear Garden

Enclosed landscaped rear garden with paved patio, raised flower borders with further mature and stocked flower borders in the second part of the garden with a paved path to the end of the garden along with a lawn.

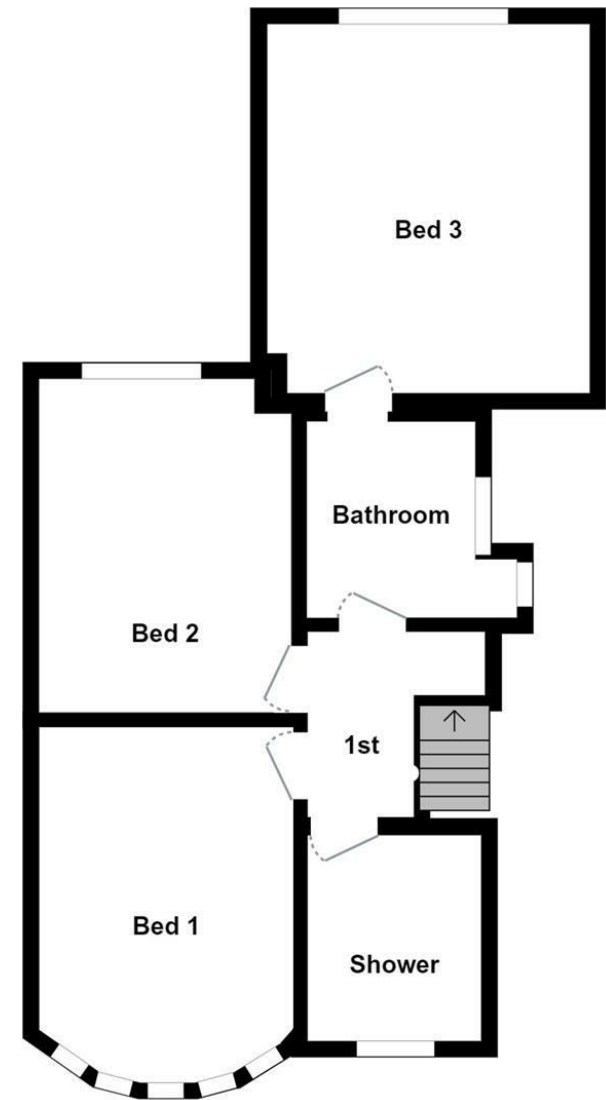
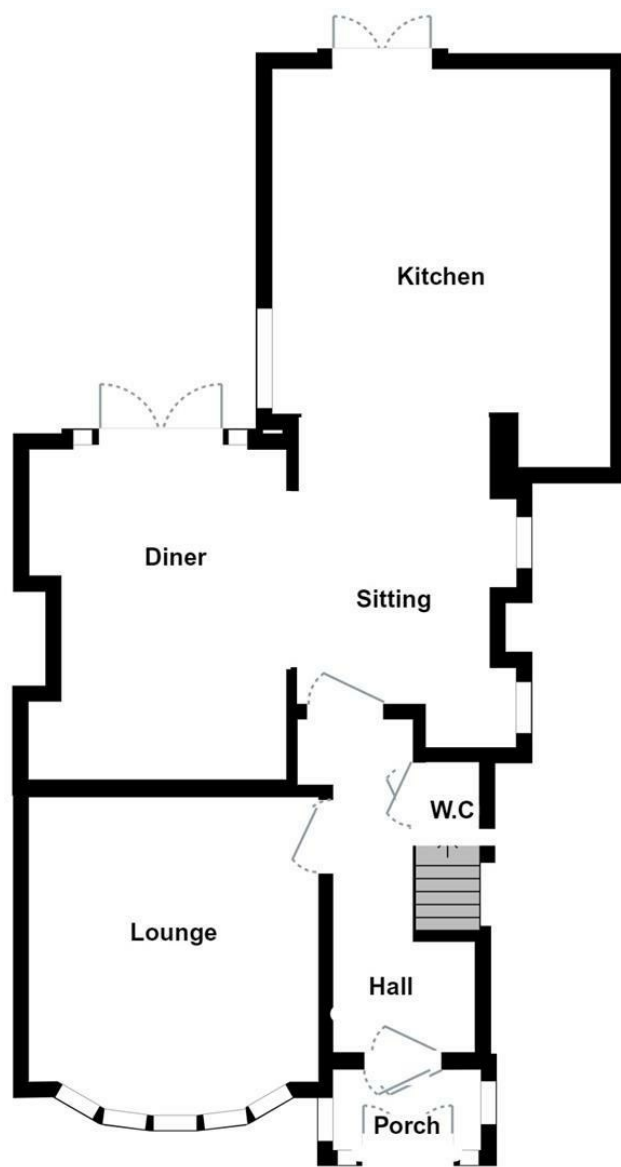
Detached Garage

With power and light and plumbing for a washing machine and tumble dryer. Electric door.

Front Garden

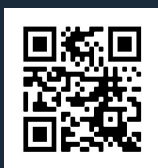
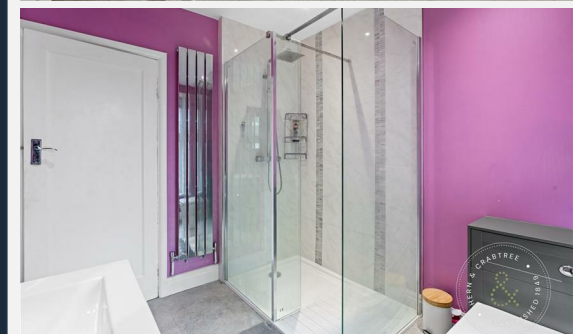
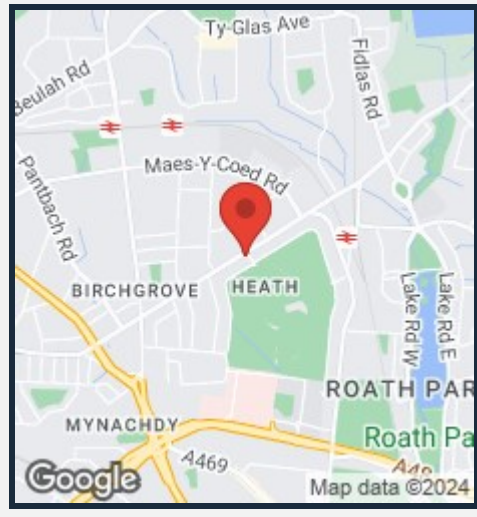
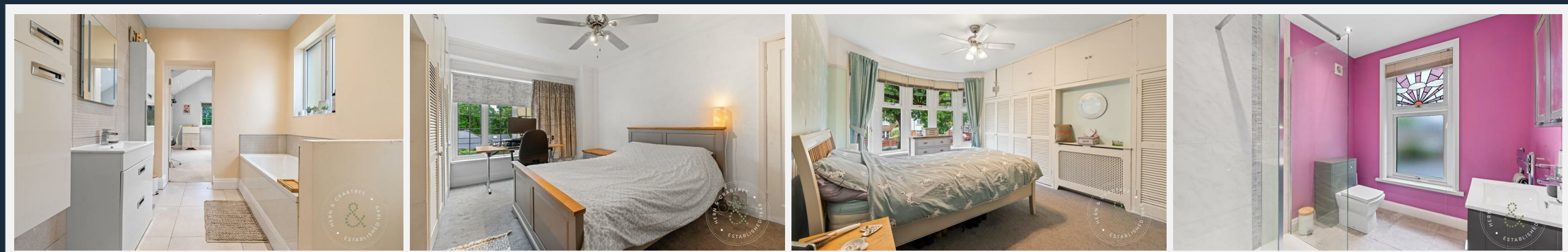
Driveway with off street parking for one vehicle. Mature hedge and tree to the front aspect. Outside cold water tap. Access to the rear.





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	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
 Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.