



£400,000 Freehold

Heath Park Drive | Cardiff | CF14 3QL



Welcome to this charming three-bedroom semi-detached home located on the desirable Heath Park Drive in Cardiff. Situated on a peaceful no-through road, this home offers a tranquil environment perfect for unwinding after a long day.

Conveniently located near Heath Park and the picturesque Roath Park Lake, you can enjoy leisurely strolls or picnics in the beautiful outdoors just a stone's throw away from your doorstep. For those who rely on public transport, this home is within easy reach of train stations and bus links, ensuring seamless travel around the city.

The ground floor offers an entrance hall, cloakroom, utility, access to a half garage, large lounge with connecting doors, modern fitted kitchen and dining room with sliding patio doors to the landscaped tiered garden. On the first floor the property features three bedrooms, providing ample space for a growing family or those in need of a home office, along with a stylish bathroom suite.

The front of the property offers a driveway for off road parking. The enclosed rear garden offers a private oasis where you can bask in the sunshine or cultivate your own green sanctuary. Whether you're a nature enthusiast, a commuter, or a growing family, this property presents a wonderful opportunity to create a comfortable and peaceful abode in a sought-after area of Cardiff.



Entrance Hall

Entered via a double glazed PVC door to the side with obscure glazing and matching window to the side into the entrance hall with a radiator, doors to:

Utility 7'4 x 9'9

Wall and base units, stainless steel sink and drainer with mixer tap. Plumbing for washing machine, space for fridge freezer. Laminate flooring. Double glazed door to the garage.

Half Garage 9'9 x 9'10

Single glazed window to the side, up and over manual door to the front. Power and light.

Cloakroom

WC, wash hand basin, vinyl floor, radiator, skylight window.

Lounge 18'9 x 13'0

Double glazed window to the front, radiator, sliding door access to the dining room. Door access to the kitchen. Two radiators. Open slatted stairs rising to the first floor offset to one side.

Kitchen Diner 18'8 x 10'9

Double glazed window to the rear. Wall and base units with complimentary quartz work tops over. Integrated five ring gas hob with integrated oven. 1.5 bowl sink and

drainer with mixer tap. Full length integrated dishwasher, space for base fridge. Tiled splash backs. Wood laminate floor. Concealed 'Worcester' gas boiler'. Part open plan to diner. Dining area offers double glazed sliding patio doors to the garden, sliding doors lead back through to the lounge and fitted carpet.

First Floor

Stairs rise up from the lounge.

Landing

L-shaped landing, loft access hatch. The loft is boarded. Airing cupboard housing the hot water tank, linen shelving.

Bedroom One 10'9 x 9'3

Double glazed window to the rear, radiator, fitted mirrored sliding wardrobes.

Bedroom Two 13'5 x 9'4

Double glazed window to the front, radiator.

Bedroom Three 8'11 x 9'1 narrowing to 5'9

Double glazed window to the front, radiator.

Bathroom 7'3 x 7'3

Double obscure glazed window to the rear, fully tiled walls, vinyl floor. Bath with an electric shower over, glass



screen, WC, wash hand basin, radiator. Extractor fan.

External

Front

Driveway for off-road parking. Stone chippings, paved path, purpose-built storage and bin hideaway with a glass sedum roof. Outside light.

Rear Garden

Landscaped rear garden split into three tiers, the first with paved patio and brick retaining wall, gate to lawn area and vegetable boxes. Steps lead up to the top tier with landscaped boxed flower borders. Timber frame storage shed. Gate to the side leading out to the front of the property.

Additional Information

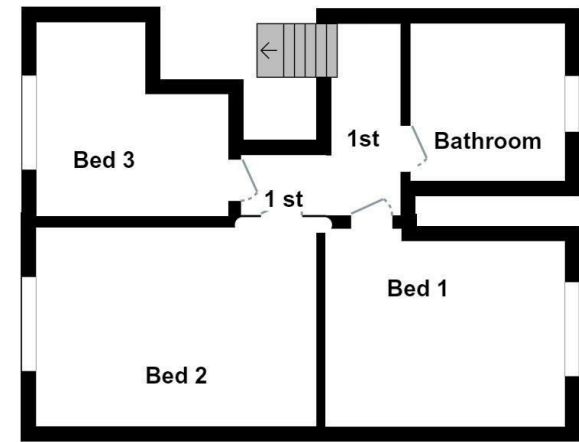
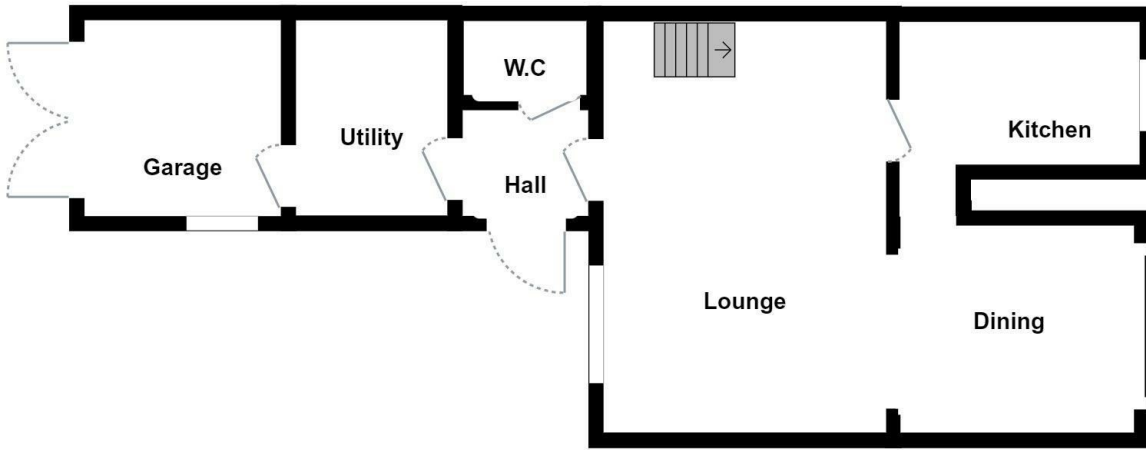
We have been advised by the vendor that the property is freehold.

EPC - D

Council Tax Band - E



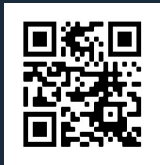
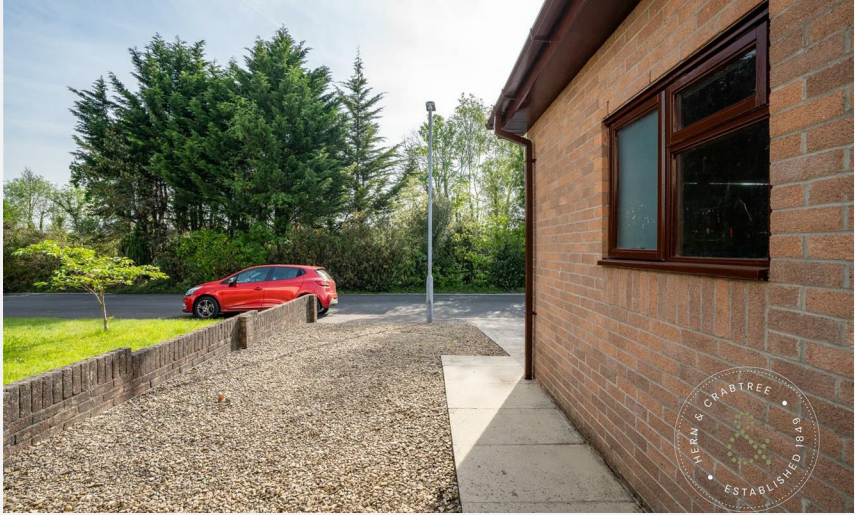




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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			
		59	86

England & Wales EU Directive 2002/91/EC



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**Hern
Crabtree**

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