



£475,000 Freehold

Caegwyn Road | Cardiff | CF14 1TB

Hern & Crabtree

Welcome to Caegwyn Road, Cardiff - a charming location that could be the setting for your new home!

Located in a sought-after area of Heath, this property provides easy access to local amenities, schools, and transport links, making it ideal for those looking for convenience and a sense of community. The property also has the added benefit of no onward chain.

This bungalow, a Dormer Detached style, offers a unique and stylish living experience. The two bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze. The property's design allows for plenty of natural light to flood in, creating a warm and inviting atmosphere throughout. This delightful property boasts a spacious layout with one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's ample space for a growing family or for those who enjoy having a home office or hobby room as there is plenty of flexibility with this home.

Don't miss out on the opportunity to make this wonderful property your own - book a viewing today and start envisioning the life you could lead in this lovely home on Caegwyn Road!



Entrance Porch

Double glazed PVC door into porch with tiled siding and floor, into hallway via a stained glass PVC door and matching window.

Hallway

Radiator, wood laminate floor, L-shaped hallway with door leading through to:

Bedroom One 11'6 x 14'2 max

Double glazed bay window to the front, radiator, laminate floor.

Bedroom Two 14'4 max x 10'9

Double glazed bay window to the front, radiator, gas fireplace.

Bathroom 9'2 x 6'3

Double obscure glazed window to the side. Four piece bathroom with shower, WC, wash hand basin and bath. Tiled walls and floor, radiator.

Lounge 18'1 x 12'2

Double glazed french doors to the garden, radiator, door to kitchen and door to utility room. Interconnecting french doors to the hallway.

Utility 4'6 x 6'4

Double glazed PVC door to the garden, gas boiler, storage cupboard, door to shower room.

Shower Room 6'9 x 3'10

Double obscure glazed window to the side, WC, wash basin, shower within recess, vanity cupboards, radiator.

Kitchen Breakfast Room 22'11 max x 10'10

Double glazed windows to the rear, french doors to the garden, double glazed windows to the side. Wall and base units with work tops over. 1.5 bowl sink and drainer with mixer tap. Integrated double oven and grill. Five ring gas hob with cooker hood fitted over. Integrated dishwasher. Radiator. Space for fridge freezer.

Office 8'11 x 11'2

Stairs leading up to the first floor. Double glazed window to the side, radiator, fitted wardrobes.

First Floor

Landing

Recess, loft access hatch.

Bedroom Three 9'7 x 18'0

Double glazed skylight window to the front, partial restricted headroom. Radiator, storage to the eaves. Floor to ceiling height 6'10 max

Bedroom Four 10'0 x 17'8

Double glazed skylight to the rear, storage to the eaves. Partial restricted headroom. Floor to ceiling height 6'10.



Bathroom 6'0 x 8'7 max

Double glazed skylight window, WC, wash basin, radiator, bath. Partial restricted head room.

External

Front

Low rise wall with wrought iron gate, key block driveway leads through to the side. Further parking and double gate to the garden. Outside light. Mature shrubs.

Rear Garden

Enclosed rear garden, L-shaped with paved patio. Shrubs, trees and flower borders. Barbecue brickwork. Outside cold water tap. Detached single garage.

Garage

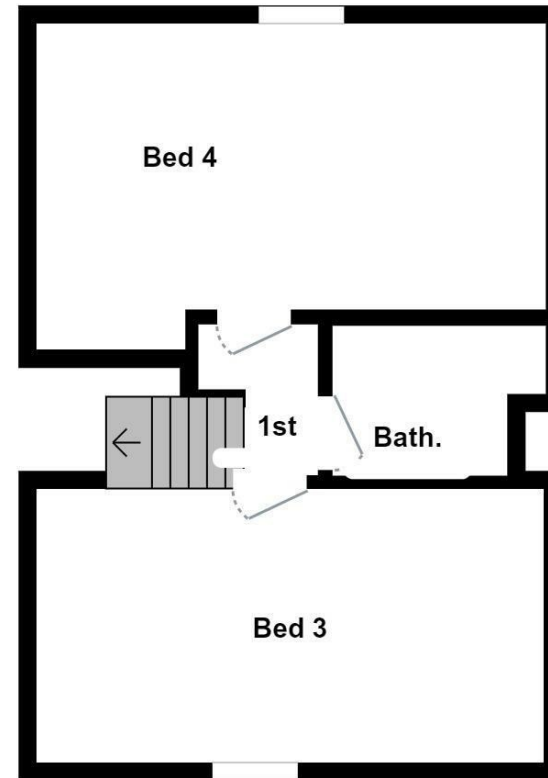
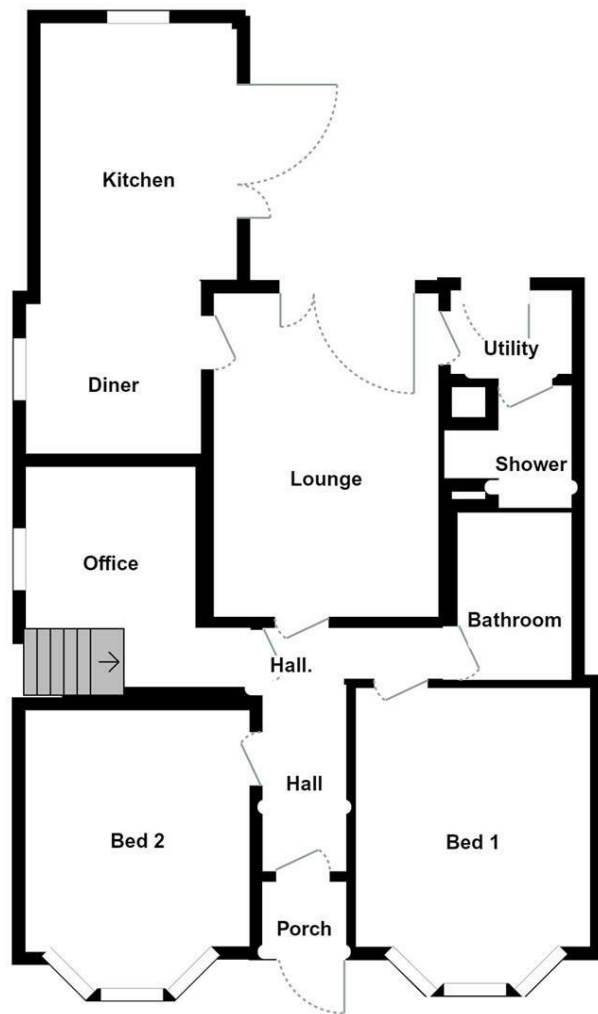
Detached single garage with up and over door, door access from the garden.

Additional Information

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

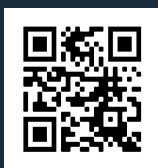
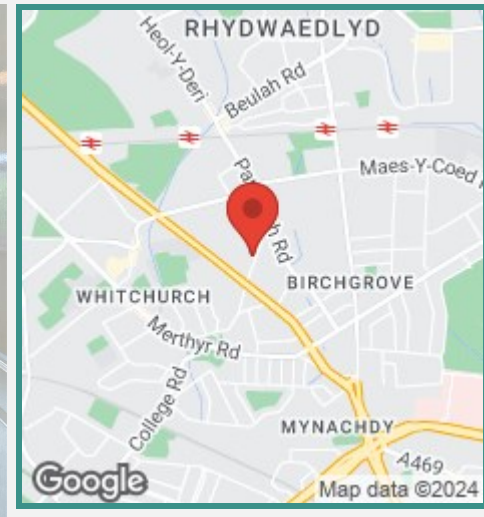
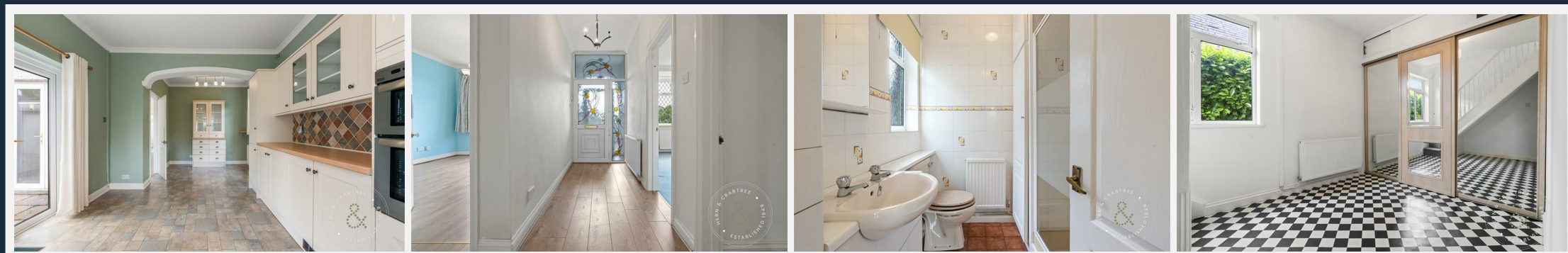
EPC - To follow
Council Tax Band -





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		60	75
(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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