



£340,000 Freehold

Toftingall Avenue | Cardiff | CF14 4QP

Hern & Crabtree

This fantastic three bedroom family home is brilliantly located on a no through road, just off Caerphilly Road in Heath. Close to local amenities, school catchment and regular public transport as well as being within a short drive of the A470 & M4 links. The property is also ideally placed for easy access into the city centre and the University Hospital of Wales.

The beautifully presented accommodation briefly comprises an entrance porch, hallway, lounge open to a spacious living room and kitchen and a WC to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and off street parking to the front. Viewings of this brilliant property are a must and can be arranged via the Heath branch.



#### **Entrance Porch 5'3 x 2'1**

Entered via a set of double obscure glazed doors. Tiled floor. Door to hallway.

#### **Hallway**

Obscured glass wooden door from the porch. Coved ceiling, stairs to the first floor, radiator. Meter cupboard. Tiled flooring. Under stair storage cupboard. Doors to:

#### **Lounge 11'10 x 12'0**

Coved ceiling, double glazed bay window to the front. Radiator. Luxury Vinyl flooring. Squared off archway to living room/further reception room.

#### **Living Room 14'10 x 11'7**

Coved ceiling, double glazed patio doors to the rear. Vertical radiator, fireplace. Luxury Vinyl flooring.

#### **Kitchen 17'2 x 5'10 max**

Skylight windows, double glazed window and double glazed patio door to the side. Galley style kitchen with matching wall and base units with work tops over, integrated oven and integrated microwave. 1.5 bowl sink and drainer. Four burner induction hob with splash back. Space for fridge. Integrated dishwasher, integrated washing machine.

#### **WC 5'4 x 2'11**

Accessed via the kitchen. Double obscure glazed windows to the rear. Wash basin, WC, tiled walls, luxury Vinyl flooring.

#### **First Floor**

Stairs rise up from the entrance hall with banister.

#### **Landing**

Doors to:

#### **Bathroom 7'6 x 5'11**

Double glazed windows to the front, tiled walls. Bath with integrated shower. WC, wash basin. Heated towel rail. Tiled walls and floor.

#### **Bedroom One 13'11 x 11'7**

Double glazed windows to the front. Radiator.

#### **Bedroom Two 10'4 x 11'6 max**

Double glazed window to the rear, radiator, built-in wardrobes. Loft access hatch.

#### **Bedroom Three 7'1 x 8'4 max**

Double glazed window to the front, radiator.

#### **External**

#### **Front**

Paved off street parking driveway for two vehicles.



### Rear Garden

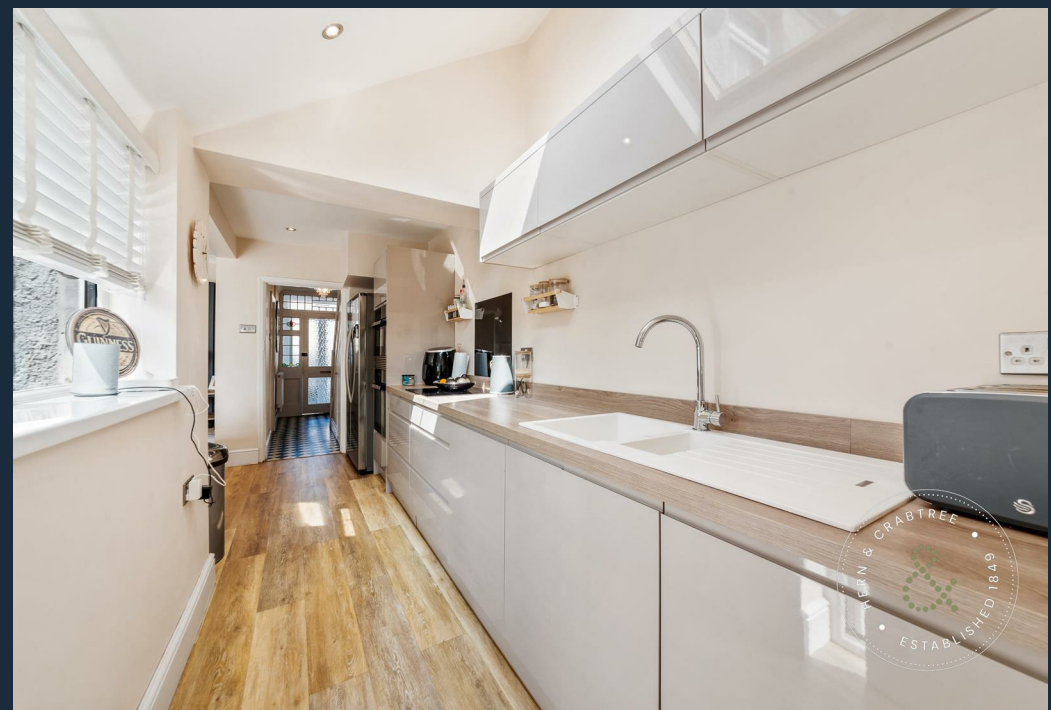
Paved sitting area, part wall part fence enclosed. Lawn, external cold water tap. Apple tree. Gate to the rear lane. Garage.

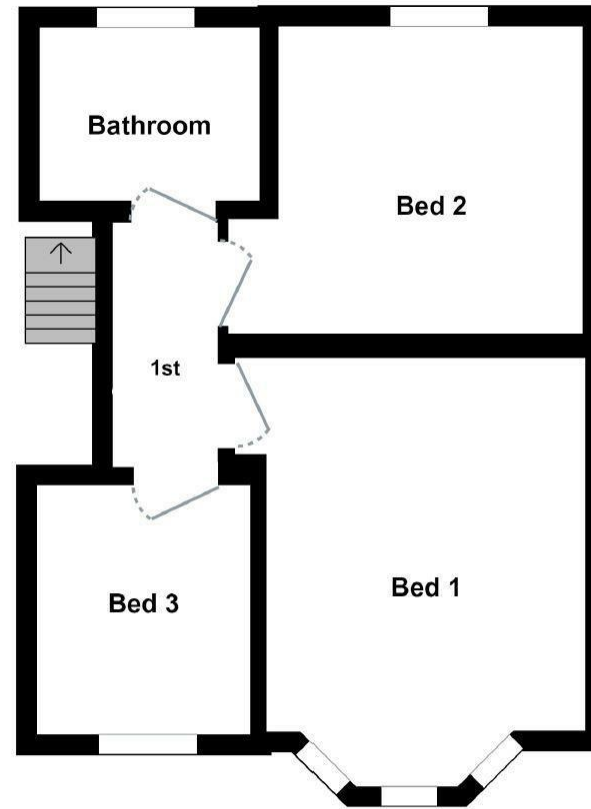
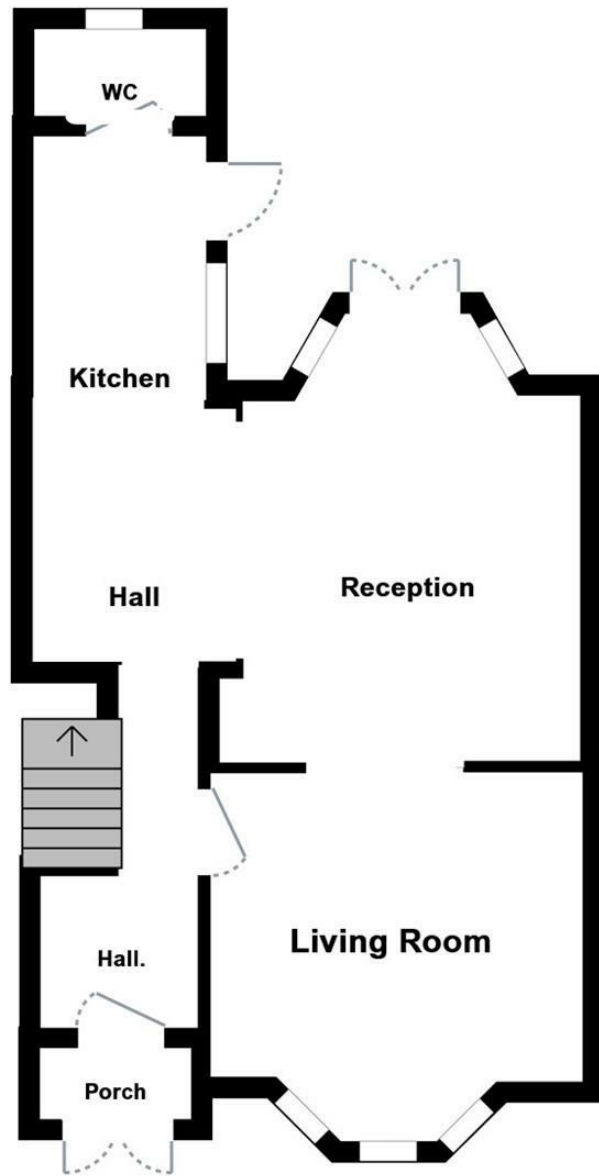
### Additional Information

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

EPC - C

Council tax Band - E



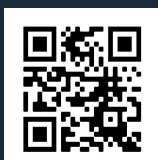
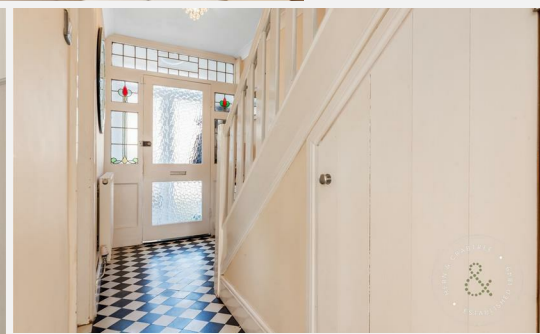


For illustration purposes only. Not to scale.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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