



£450,000 Freehold

Crystal Avenue | Cardiff | CF23 5QL

Hern &  
Crabtree



Nestled in the sought-after location of Heath, this charming semi-detached family home on Crystal Avenue, Cardiff, is a true gem waiting to be discovered. One of the standout features of this lovely home is its proximity to Heath High and Low stations, making it perfect for those who commute regularly. Additionally, being within walking distance to Heath Park, UHW, and the picturesque Roath Park Lake, this property truly offers the best of both convenience and tranquillity.

The accommodation offers ample space for comfortable living and briefly comprises an entrance porch, hallway, living room, dining room, kitchen, utility and WC. To the first floor is the primary bedroom, two further bedrooms and a family bathroom. Step outside into the beautiful enclosed rear garden, where you'll find multiple sitting areas surrounded by mature planting, creating a peaceful oasis perfect for relaxing or entertaining guests. The property also benefits from off street parking for two vehicles.

Don't miss out on the opportunity to make this house your home and enjoy the wonderful lifestyle it has to offer in this desirable area of Cardiff.



### Entrance Porch

Entered via double obscure glazed PVC doors. Double obscure glazed glass door into hallway.

### Hallway

Tiled floors, stairs to the first floor with under stair storage area, meter cupboard. Under floor heating. Doors to:

### Living Room 15'2 x 12'3

Double glazed square bay windows to the front, vertical radiator, wood flooring. Cast iron wood burning stove with slate hearth.

### Dining Room 12'2 x 14'2

Double glazed patio doors to the rear. Tiled floor with underfloor heating. Squared off archway to the kitchen.

### Kitchen 14'4 x 6'7

Double obscure glazed window to the side. Double glazed obscure window to the opposite side. Wall and base units with laminate work tops over, integrated five ring gas hob, integrated microwave grill and oven. Ceramic sink and draining board. Space and plumbing for dishwasher and washing machine. Integrated fridge freezer. Integrated wine cooler fridge. Tiled floor.

### Utility Area 7'0 x 2'11

Boiler, radiator, double obscure glazed patio door to the side. Loft hatch. Slate flooring.

### WC 2'4 x 6'3

Tiled walls, tiled floor, double obscure glazed window to the rear, WC.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Double obscure glazed window to the side. Doors to:

### Bedroom One 14'9 x 11'11 max

Double glazed bay windows to the front, built-in wardrobes. Radiator.

### Bedroom Two 11'11 x 11'10 max

Double glazed window to the rear. Picture rail, built-in wardrobes. Radiator.

### Bedroom Three 6'8 x 8'0

Double glazed windows to the front, picture rail, radiator. Loft access hatch (loft is boarded with a pull down ladder).

### Bathroom 7'8 x 5'10

Double obscure glazed window to the rear. Bath with an integrated shower, WC, wash basin. Tiled walls and tiled flooring. Heated towel rail.

### External





### Front

Newly tarmacked driveway providing off street parking for two vehicles comfortably. Mature flower bed to the side.

### Rear Garden

Beautifully landscaped enclosed rear garden with a slate tiled patio providing the perfect sitting area to enjoy a morning coffee. There is an additional lower patio seating area and to the rear is a lovely decked area with extensive seating space, perfect for hosting barbecues and relaxing with friends and family. The mature lawn is bordered by abundant flower beds and features a stunning Japanese Maple tree adding a gorgeous touch of color.

Timber fencing, outside cold water tap, two storage sheds.

### Additional Information

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

EPC - D

Council Tax Band - E

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing



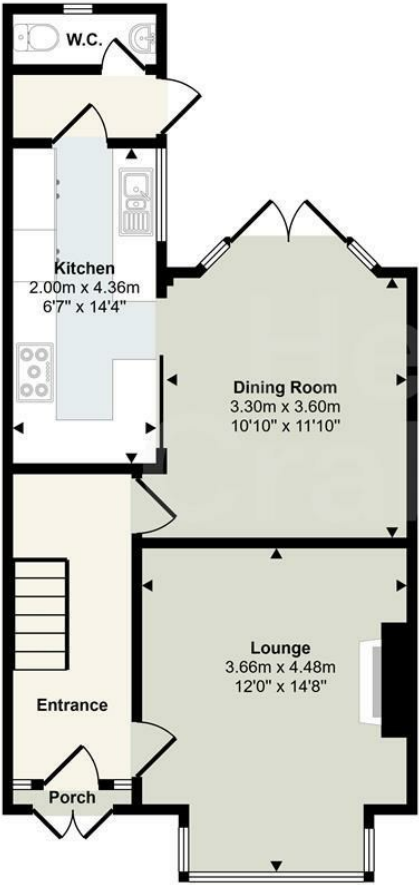
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arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

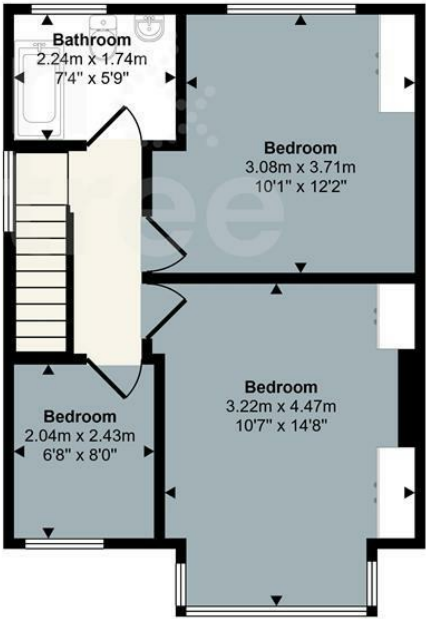




Approx Gross Internal Area  
92 sq m / 994 sq ft



Ground Floor  
Approx 50 sq m / 541 sq ft



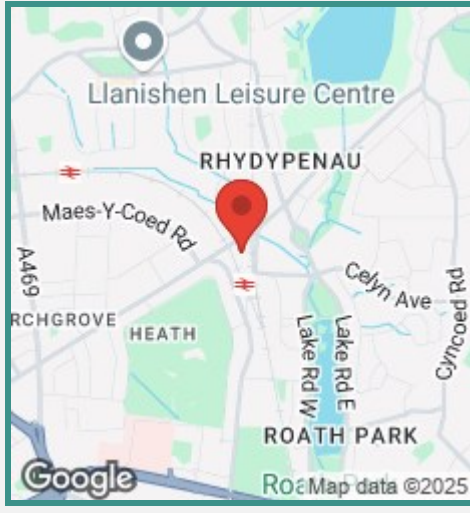
First Floor  
Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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