



£500,000 Freehold

Beatty Avenue | Cardiff | CF23 5QT

Hern &
Crabtree

This lovely family home is perfectly located just a stone's throw from the picturesque Roath Park lake. Just at the end of the street you'll find Jelicoe Gardens and it's tennis courts. The Heath Train Station is a short stroll from the house which makes it ideal for commuters with trains running directly and regularly into Cardiff city centre. This location is popular amongst families looking for Cardiff High School catchment and Rhydypenau Primary School.

The accommodation briefly comprises an entrance porch, hallway, living room, dining room, kitchen, rear lobby and a utility/WC to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property has also had a new gas combination boiler installed. The property also benefits from an enclosed rear garden and a driveway to the front providing off street parking.

Don't miss out on the opportunity to make this charming semi-detached house your new home. Book a viewing today.



Entrance Porch

Composite doors with double obscure glazed panels into the porch with a tiled floor. Wooden door to the entrance hall with original stained glass detail and matching panels either side.

Hallway

Double glazed stained glass window to the side, radiator, original parquet flooring. Stairs to the first floor. Under stair storage area. Doors to:

Living Room 14'5 x 14'1

Coved ceiling, double glazed bay window to the front, radiator, parquet flooring. Gas fire with marble backing and hearth, wooden surround.

Dining Room 12'6 x 12'5

Coved ceiling, double glazed sliding patio doors to the rear, radiator, parquet flooring. Fireplace with cast iron surround and tiled hearth.

Kitchen 12'1 x 7'9

Double glazed windows to the side. Matching wall and base units with work tops over, tiled splash back. Stainless steel sink and drainer, integrated four ring gas hob with extractor over. Electric grill and oven. Integrated fridge. Tiled floor, radiator. Hatch access to the loft.

Rear Lobby

Fuse box, space for freezer, tiled

floors. Door to the rear garden with obscure glazing. Door to utility/WC.

Utility/WC 5'7 x 4'9

Double obscure glazed window to the side, tiled floor, WC, radiator. Laminate work top with space and plumbing below for washing machine and tumble dryer.

First Floor

Stairs rise up from the entrance hall with hand rail and spindles.

Landing

Double obscure glazed lead detail window to the side, loft access hatch. Banister, doors to:

Bedroom One 14'3 x 12'9 max

Double glazed bay window to the front, fitted wardrobes, radiator.

Bedroom Two 12'11 x 12'7 max

Double glazed window to the rear, radiator.

Bedroom Three 8'9 x 8'1

Double glazed window to the front, radiator.

Family Bathroom 7'2 x 6'9

Double obscure glazed window to the side. Built-in cupboard housing the combination boiler. Wash basin, WC, bath with integrated shower, tiled walls. Radiator, laminate flooring.

External



Front

Paving, low rise wall, path to front. Driveway to the side providing off street parking.

Rear Garden

Enclosed rear garden with paved patio sitting area. Steps down to lawn area, path to the washing line. Storage shed, timber fencing, mature trees and shrubs. Large gate to the driveway at the side of the property.

Additional Information

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

EPC - C

Council Tax Band - G

Disclaimer: The property title and

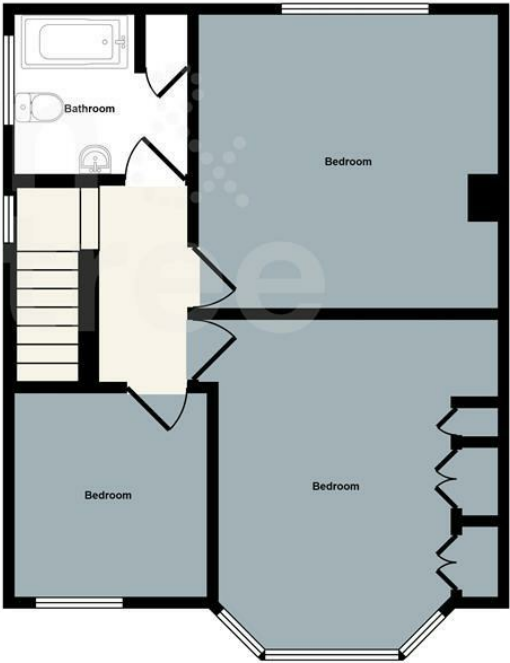
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Ground Floor
Approx 54 sq m / 582 sq ft



First Floor
Approx 48 sq m / 519 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) A		82
(81-91) B		
(69-80) C	70	
(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, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

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



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