

Heathway

HEATH, CARDIFF, CF14 4JR

ASKING PRICE £380,000

**Hern &
Crabtree**



Heathway

£200 JOHN LEWIS VOUCHER when buying with Hern & Crabtree on this home*. This delightful three-bedroom semi-detached home is situated in a highly sought-after location in Heath, making it an ideal choice for families. Perfectly positioned within walking distance of local amenities, excellent transport links, and the well-regarded Ton-Yr-Ywen Primary School, this property offers the perfect balance of convenience and comfort. The University Hospital of Wales is also just a short distance away, adding to the appeal for those working in the healthcare sector.

The home offers spacious accommodation and presents a fantastic opportunity to put your own personal stamp on it. Whether you're looking to modernise or reconfigure, this home offers endless potential. Briefly comprising an entrance porch, hallway, living room, dining room, kitchen, rear lobby and WC to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally, the property benefits from a private rear garden—perfect for outdoor entertaining or relaxation—and a garage providing ample storage space.

This is a fantastic opportunity to secure a family-friendly home in an enviable location. Viewing is highly recommended.

- Semi detached family home
- Sought after location
- Walking distance to Ton Yr Ywen Primary School
- Rear Garden
- EPC - C
- Three bedrooms
- Walking distance to amenities
- UHW nearby
- Garage
- Council Tax Band - F



1109.00 sq ft

Entrance Porch

Composite laminate door to the side of the property with glass panels. Composite door with obscure glazed panels into the hallway.

Hallway

Radiator, built-in cupboards with one housing meters. Double obscure glazed window to the front, parquet flooring. Stairs to the first floor. Under stair storage cupboard housing boiler. Doors to:

Living Room

11'10 x 11'3
Double glazed bay windows to the front, wood laminate flooring, radiator. Fireplace with gas fire and brickwork surround, wooden mantel. Built-in display cupboard and storage cupboard. Coved ceiling. Sliding wooden doors with obscured panels into the dining room.

Dining Room

11'10 x 24'5
Laminate flooring, radiator, double glazed sliding glass doors to the patio. Gas fireplace, tiled hearth, brickwork chimney breast and wooden built-in cupboards to either side. Archway to sitting area. coved ceiling.

Kitchen

13'8 x 6'7
Two double glazed windows to the side, tiled walls, wood paneled ceiling. Wall and base units with work tops over, obscured glass window to the living room. 1.5 bowl sink with drainer. Integrated four ring gas hob, integrated electric oven and grill. Space for fridge freezer. Tiled floor.

Rear Lobby

Door to the rear garden, door to WC. Coved ceiling.

WC

3'10 x 4'3
Double obscure glazed window to the side. Wood panel ceiling, tiled walls, laminate flooring. WC, wash hand basin, radiator.

First Floor

Stairs rise up from the entrance hall with banister and handrail.

Landing

Double obscure glazed window to the side, loft hatch access. Banister. Storage cupboard. Doors to:

Bedroom One

14'0 x 11'2 max
Double glazed bay window to the front, radiator, coved ceiling, wood laminate flooring. Built-in wardrobe.

Bedroom Two

12'4 x 11'0 max
Double glazed window to the rear, coved ceiling, radiator, wood laminate flooring. Built-in wardrobes and vanity.

Bedroom Three

5'2 x 8'4
Double glazed windows to the front, radiator, wood laminate flooring. Fitted wardrobes.

Bathroom

6'9 x 7'1
Double obscure glazed window to the side, coved ceiling, tiled walls, laminate flooring. WC, wash basin in counter top, corner shower cubicle, radiator, boiler.

External

Front

Low rise wall, paving, flower beds with mature tree. Paving to the side of the property leading to the garage.

Rear garden

Paved patio, steps to paved area and lawn, mature flower beds, timber fencing, access to garage. Greenhouse and shed to the rear. External water tap.

Garage

Single garage with up and over door.

Additional Information

We have been advised by the vendor that the property is Freehold.
EPC - C
Council Tax Band - F
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 purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses 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.

£200 John Lewis Voucher*

£200 John Lewis Voucher when buying with Hern & Crabtree on this home*. The voucher is only applicable if someone books and views only with Hern and Crabtree Estate Agents and proceeds to successfully exchanging contracts

and completing on this property. The electronic John Lewis gift voucher will be emailed to the new owners after completion has taken place and keys have been handed over. The voucher will not be available to those who have viewed or purchased this home via another agency.

Missing Planning Permission

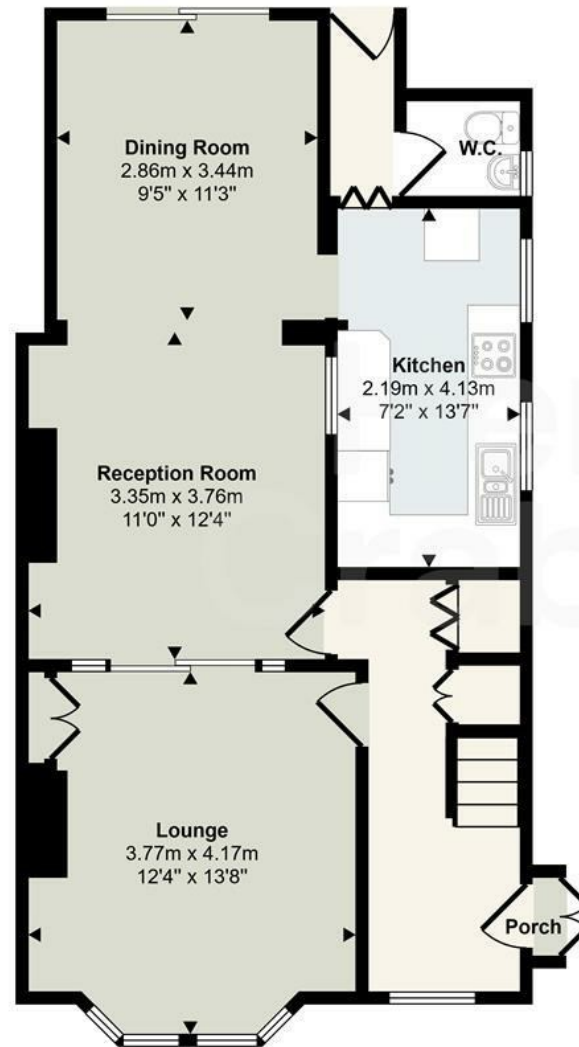
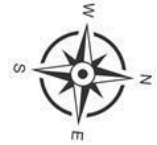
We have been made aware that the property has a ground floor extension without records of planning permission. This structure has been in place for many years. Please consult with your conveyancing solicitor in regards to a indemnity policy insurance to cover any concerns.



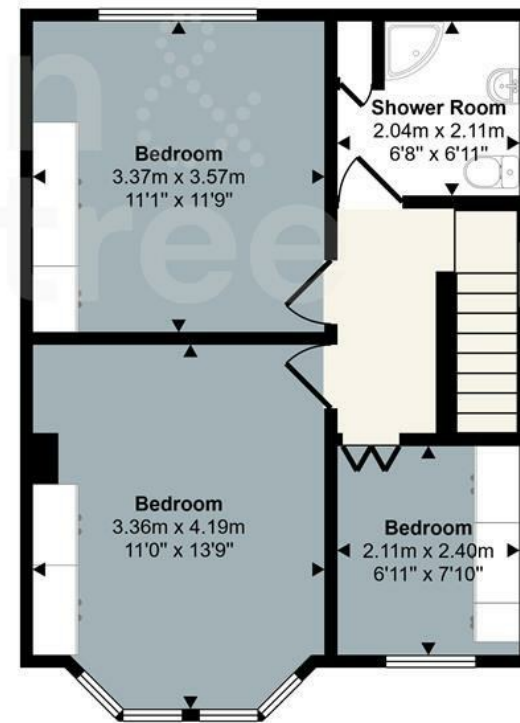




Approx Gross Internal Area
103 sq m / 1109 sq ft



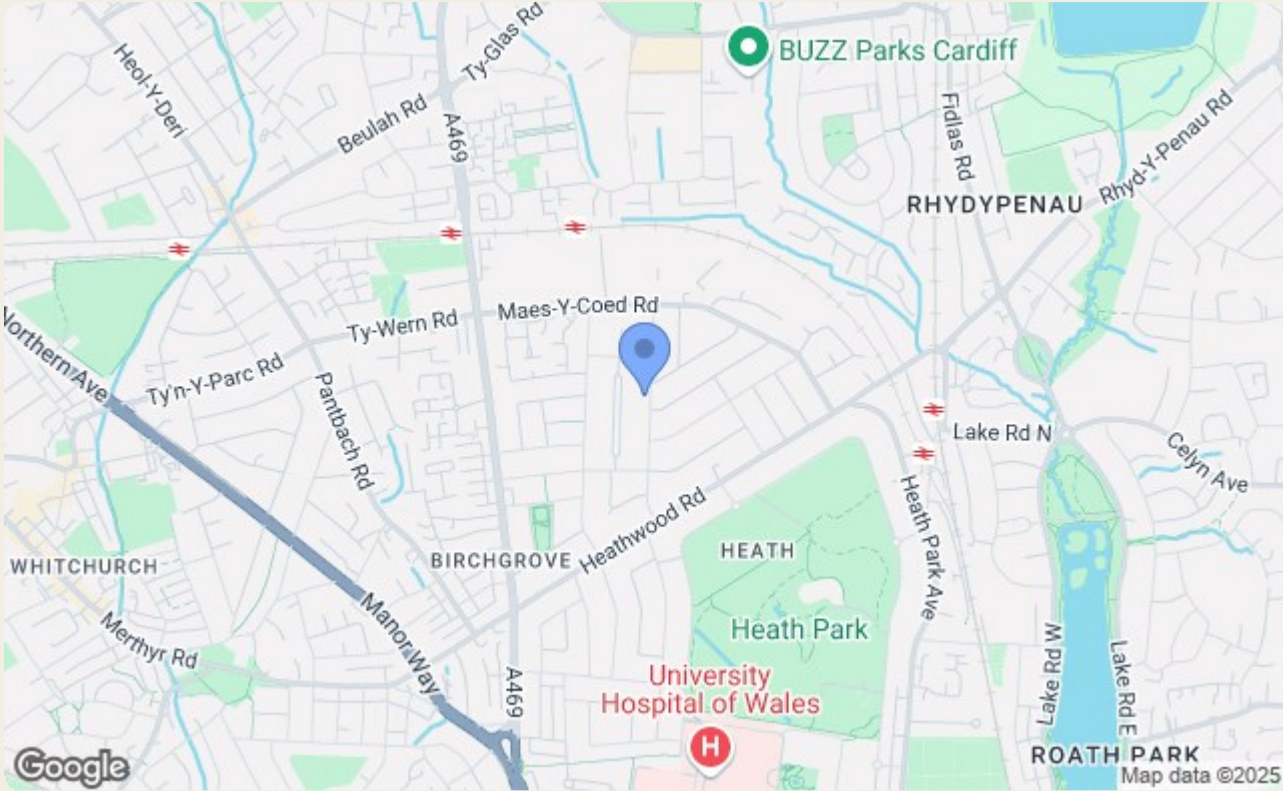
Ground Floor
Approx 61 sq m / 652 sq ft



First Floor
Approx 42 sq m / 457 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.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Hern & Crabtree

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