

Heath Park Avenue

CARDIFF, CF14 3RG

GUIDE PRICE £685,000

**Hern &
Crabtree**



Heath Park Avenue

Nestled in the highly desirable Heath Park Avenue, this beautiful detached family home offers an ideal blend of spacious living, convenience, and charm. Located just a short walk from both Heath High and Low Level stations, commuting to the city and beyond is effortless. Additionally, the University Hospital of Wales is within walking distance, and the picturesque Heath Park, perfect for outdoor walks, is just a stone's throw away.

The accommodation comprises a welcoming large entrance hall, leading to a generous living room and a second reception room, ideal for family gatherings. The kitchen and dining room offer great space for everyday living, with a WC conveniently located on the ground floor. Upstairs, you'll find a luxurious primary bedroom with an en suite, along with three further well-sized double bedrooms. One of these bedrooms boasts a delightful sitting balcony, offering views over the rear garden—a perfect spot to relax. The family bathroom completes the first floor.

Outside, the property features an enclosed rear garden with a patio sitting area, providing a tranquil space for outdoor entertaining or relaxation. Additionally, a unique detached recording studio stands at the rear, offering fantastic potential for a home office, summer house, or annex.

The property is further complemented by an off-street parking driveway to the front, offering convenience and ease.

This fantastic home offers a brilliant location with an abundance of space and character, making it perfect for modern family living.

- Beautiful semi-detached home
- Sought after location
- Character features
- Detached recording studio
- Off street parking driveway
- Four double bedrooms
- Walking distance to UHW
- Enclosed rear garden
- Close to Heath High and Low level stations
- EPC - D Council Tax Band - G



2350.00 sq ft

Entrance Porch

9'2 x 3'2

Open entrance porch with wooden railings, tiled floor, original wood and leaded glass door into the hallway with matching windows either side creating a beautiful semi-circle feature.

Hallway

Large hallway with wooden floor boards, picture rail, radiator, electric fireplace with wooden surround and marble hearth. Stairs to the first floor. Doors to:

Living Room

15'0 x 13'6

Double glazed bay windows to the front, coved ceiling, picture rail, dado rail, radiator. Fireplace with cast iron surround and slate hearth.

Reception Room

11'1 x 15'9

Double glazed bi-fold doors to the rear garden. Coved ceiling, picture rail, dado rail, fireplace with slate hearth. Wooden flooring, radiators.

Kitchen

12'8 x 8'5 max

Double glazed windows to the side, double glazed patio door to the side. Wall and base units with work tops over, stainless steel sink and drainer, tiled splash back. Hotpoint range cooker, extractor over. Space for dishwasher, washing machine and tumble dryer. Space for fridge and freezer.

Dining Room

11'10 x 18'0 max

Double glazed bi-fold doors to the rear garden. Picture rail, radiator, wooden floor, built in Welsh dresser. Opening through to the kitchen.

WC

7'2 x 3'10 max

WC, wash hand basin, double obscure glazed window to the side, tiled floor.

First Floor

Stairs rise up from the entrance hall.

Feature stained glass window.

Landing

Wooden banister, radiator, loft access hatch. Doors to:

Bedroom One

15'10 x 13'1 max

Double glazed window to the front, dado rail, radiator. Doors to en suite.

En suite

5'3 x 4'10

Tiled walls, non slip wet room sheet vinyl, corner shower, WC, wash hand basin, heated towel rail.

Bedroom Two

9'5 x 14'6

Double glazed windows to the front, radiator, picture rail.

Bedroom Three

11'3 x 14'11

Double glazed window and double glazed doors to rear balcony. Picture rail, wooden flooring, radiator.

Balcony

10'10 x 5'8

Glass roof, wrought iron railing, views over the garden.

Bedroom Four

10'8 x 9'3

Double glazed window to the rear, radiator. Built-in wardrobe.

Bathroom

8'11 x 8'6

Double obscure glazed window to the side.

Tiled walls, non slip wet room sheet vinyl. Wet room with integrated shower, bath, WC, bidet, wash hand basin. Heated towel rail.

External

Front

Key block driveway with hedging, mature flowerbeds, railing to the divide.

Rear Garden

Enclosed rear garden with paved patio, raised decked area. Path to the studio, lawn, storage shed. Four mature fruit trees, rhododendron, fencing. Path to the side. External cold water tap. Gate to the side. Further raised decking area from the reception room. Rockery area.

Studio

Recording studio or perfect as a home office/summer house/annex.

Entrance Lobby

13'10 x 7'9

Timber clad walls, double glazed window, base units with work tops over. Double glazed door to the first reception room/recording Room.

Reception Room

11'8 x 11'6

Double glazed window to the front into the lobby. Laid carpet. Electric AC/Heating unit. Door to storage/Inner lobby.

Storage/ Inner Lobby

Timber clad walls, work surface, storage/space for coats storage. Door to Studio room.

Studio Room

11'7 x 11'2

Window to the inner lobby, timber clad walls and floor. Electric AC/heating unit. Wall lights. Space for equipment, door to WC, door to recording room and booth.

Recording Studio

6'1 x 6'8

Fully insulated recording studio currently housing a full drum kit, inset with a window that overlooks the entrance studio, door to an additional fully soundproofed recording booth.

WC

WC with composting toilet.

Additional Information

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

EPC - D

Council Tax Band - G

Disclaimer:

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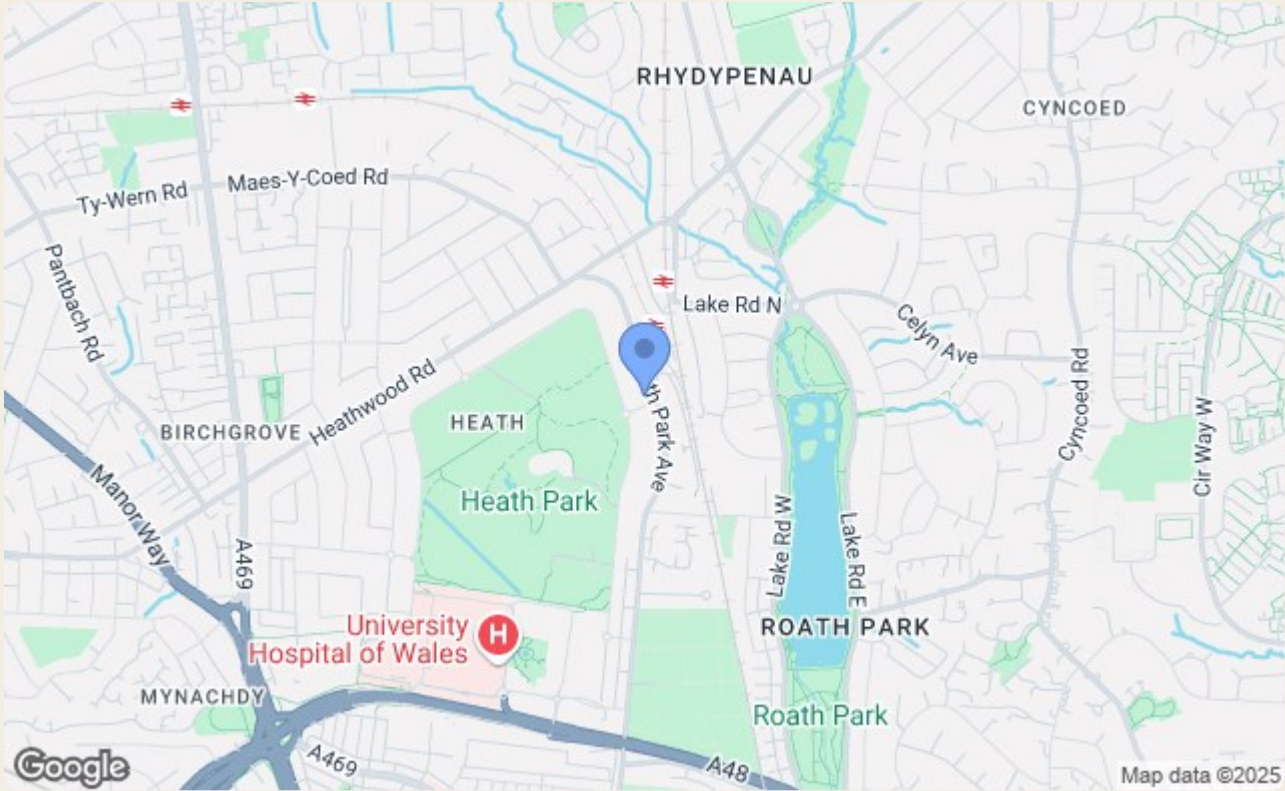






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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