

Heathfield Road

CARDIFF, CF14 3JX

GUIDE PRICE £357,500

**Hern &
Crabtree**



Heathfield Road

This property is ideally situated on the sought-after Heathfield Road in Cardiff, offering residents the perfect blend of convenience and vibrancy. Just a short stroll from the bustling Whitchurch Road, you'll find an array of diverse amenities, including a selection of fantastic restaurants, trendy bars, independent shops, and charming local bakeries—ensuring there's always something to explore nearby. For those who enjoy outdoor activities or leisurely walks, the property is within walking distance of some of Cardiff's most treasured green spaces, such as the scenic Taff Trail and the expansive Bute Park, offering peaceful surroundings right on your doorstep. Additionally, the University Hospital of Wales is just a short distance away, making this location particularly convenient for medical professionals or anyone needing easy access to healthcare services. Cardiff city centre is also within walking distance, offering even more options, as well as excellent transport links. With quick access to the A48M and M4, commuting to other areas or travelling further afield is made simple and stress-free, making this property an ideal choice for both work and leisure.

The accommodation briefly comprises an entrance hall, living room, dining room, and a modern kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. There is a handy loft room to the second floor and the property also benefits from a lovely landscaped rear garden.

All in all, this property benefits from a superb location, blending modern city living with proximity to natural beauty, excellent transport links, and a thriving local community—making it an outstanding place to call home.

- Mid terrace home
- Convenient and sought after location
- Close to amenities and transport links
- Enclosed rear garden
- EPC - D
- Three bedrooms
- Close to the University Hospital of Wales
- Walking distance to the city center
- Additional loft room
- Council Tax Band - E



1110.00 sq ft

Entrance Porch

Entered via wooden doors, coved ceiling tiled floor. Composite laminate door with double obscure glazed panels into hallway.

Hallway

Coved ceiling, radiator, stairs to the first floor.

Living Room

10'9 x 10'11
Double glazed windows to the front, part obscured. Vertical radiator, coved ceiling, laid to carpet. Gas fire with wooden mantel, marble backing and hearth.

Dining Room

12'6 x 14'6
Double glazed window to the rear, vertical radiator, built-in display cupboard, laminate flooring.

Kitchen

13'11 x 9'3
Double glazed patio door to the rear, double glazed window to the side, tiled floor. Wall and base units with laminate work tops over, 1.5 bowl composite sink and drainer, integrated four ring electric hob, oven and grill. Combination boiler, integrated dishwasher, fridge and freezer, space and plumbing for washing machine.

First Floor

Stairs rise up from the entrance hall.

Landing

Coved ceiling, stairs to the second floor, doors to:

Bedroom One

14'7 x 13'7
Double glazed bay window and additional double glazed window to the front. Radiator, coved ceiling.

Bedroom Two

12'7 x 8'10
Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

7'6 x 9'4
Double glazed window to the rear, radiator.

Bathroom

6'0 x 6'0
Single obscure glazed window to the side, bath, integrated shower, WC, wash basin. Tiled splash back, tiled floor. Heated towel rail.

Second Floor

Loft Room

12'0 x 11'8
Radiator, double glazed skylight window to the rear. Storage space to the eaves. Maximum head height 7'0.

External

Front

Original tiled path to the front door.

Rear Garden

Paved patio sitting area, storage area to the side, external cold water tap. Step from patio to flowerbeds and lawn area, shed to the rear. Gate access to the rear lane.

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

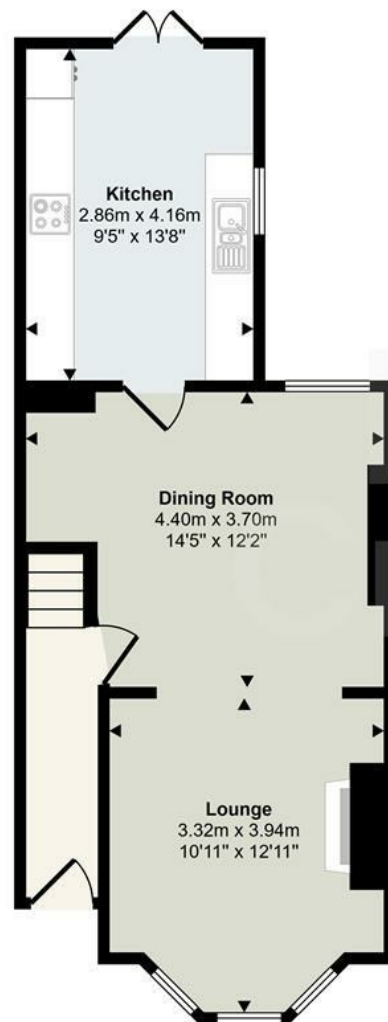
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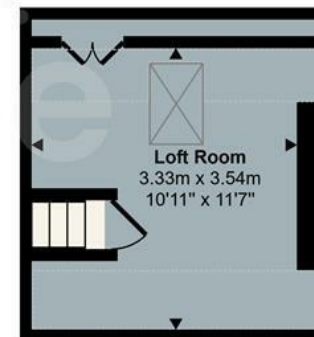
Approx Gross Internal Area
103 sq m / 1110 sq ft



Ground Floor
Approx 44 sq m / 471 sq ft



First Floor
Approx 45 sq m / 485 sq ft

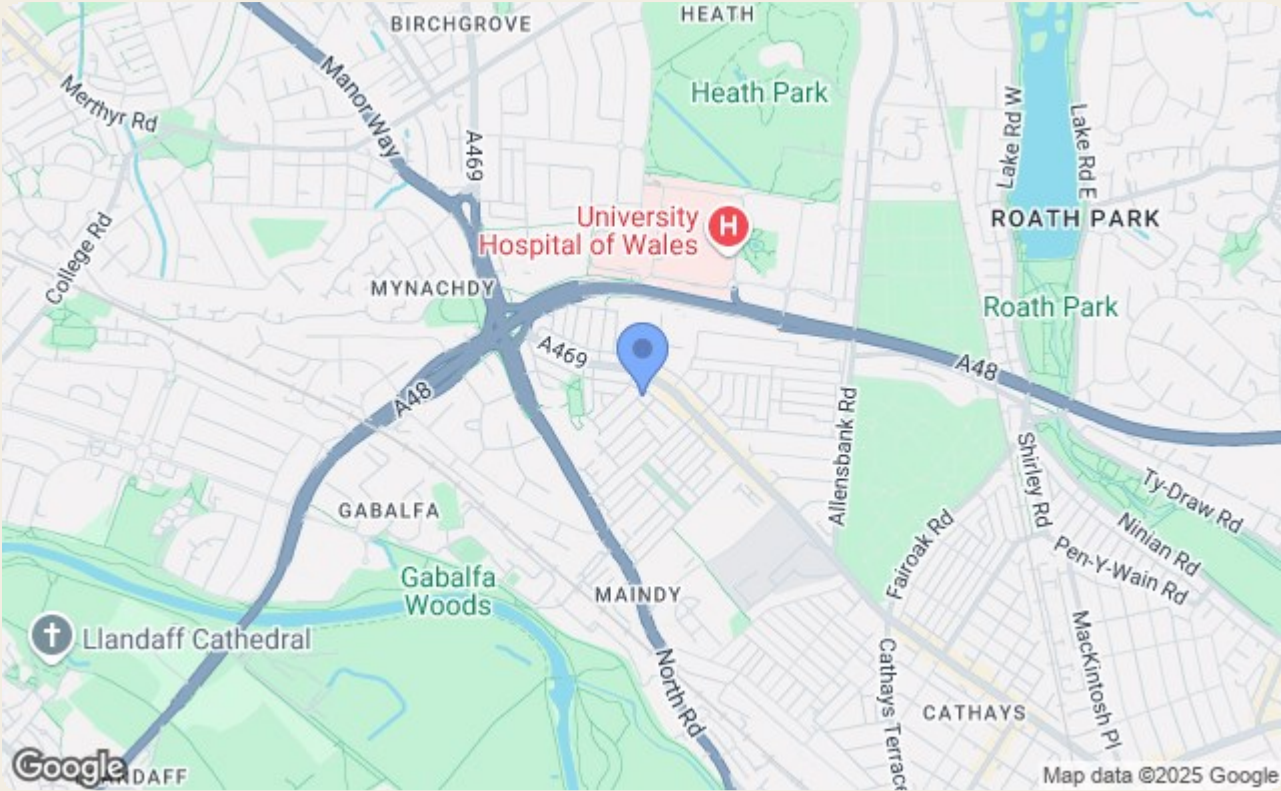


Second Floor
Approx 14 sq m / 155 sq ft

Denotes head height below 1.5m

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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