

Heath Park Avenue

CARDIFF, CF14 3RG

GUIDE PRICE £750,000

**Hern &
Crabtree**



Heath Park Avenue

Situated on the highly sought-after Heath Park Avenue, this stunning semi-detached family home offers a perfect blend of space, character, and convenience and is offered to the market with no onward chain. Just a short walk from Heath High and Low Level stations, commuting is effortless, while the University Hospital of Wales and the picturesque Heath Park are both within easy reach.

Beautifully presented, the home features an entrance porch, hallway, and a bright living room. The extended open-plan kitchen, dining, and orangery opens onto a west-facing rear garden. A W.C, utility space, and boiler room add practicality to the ground floor. Upstairs, four double bedrooms include one with an en suite and another with a private balcony, alongside a stylish family bathroom. The top floor is dedicated to the spacious primary bedroom with its own en suite.

The enclosed rear garden provides ample outdoor space, while the front driveway accommodates at least three vehicles, completing this exceptional home. This wonderful home boasts a prime location, with plenty of space and charm, making it an ideal choice for contemporary family living.

The Area

Living in The Heath, Cardiff, offers a mix of suburban comfort and city convenience. Known for its proximity to the University Hospital of Wales, it attracts medical professionals, students, and families. The area has a friendly, community feel with tree-lined streets and green spaces like Heath Park, which offers woodlands, sports facilities, and walking trails.

Excellent transport links include bus routes and two railway stations, making city access easy. Local amenities include independent shops, cafes, and pubs, while larger shopping areas are nearby. Families appreciate the good schools and safe atmosphere, making The Heath a desirable place to live.

- No onward chain
- Five bedrooms
- Walking distance to UHW
- Close to Heath High and Low level stations
- Off street parking driveway
- Semi detached house
- Sought after location
- Extended kitchen diner / living space
- Enclosed rear garden
- Council Tax Band - G EPC - D



2293.00 sq ft

Entrance Porch

8'11" x 3'0" (2.72 x 0.92)
Entered via a UPVC door with double glazed panel. Matching double glazed panels to the sides, tiled floor. Original feature front door with leaded glass detail to the entrance hall.

Hallway

9'5" x 15'4" (2.88 x 4.68)
Large entrance hall, wooden flooring and original coving. Original fireplace with tiled surround and slate hearth. Doors to:

Living Room

13'5" x 14'11" (4.11 x 4.56)
Coved ceiling, picture rail, double glazed bay windows to the front, radiator. Original fireplace with marble mantel and surround, slate hearth. Radiator.

Kitchen Diner / Orangery

29'3" max x 23'5" max (8.94m max x 7.16m max)
Large extended open plan kitchen diner and orangery with double-glazed bi-folding doors to the rear from the kitchen opening to the garden. The Orangery has a pitched sun lantern roof, a set of bi-fold doors to the side leading out to the rear garden and additional double-glazed windows to the rear aspect. Log burning stove, radiators. Kitchen is fitted with a matching range of wall and base units with quartz work tops and splash back, stainless steel 1.5 bowl sink. Island unit with breakfast bar, and integrated 'Neff' five ring induction hob and pop up extractor. Two full-size integrated 'Neff' hide and slide ovens. Space and plumbing for American-style fridge freezer. Radiator. Integrated 'Neff' dishwasher and double bin unit. Grey, Italian tiled flooring throughout.
Kitchen Measurements: 3.49 x 5.94 (approx 11'6 x 19'7 feet)
Diner Measurements: 3.42 x 5.64 (approx 11'3 x 18'7 feet)
Orangery: 2.92 x 2.84 (approx 9'8 x 9'4 feet)

Utility

6'3" x 11'7" max (1.91m x 3.55m max)
Double obscure glazed window to the side. Oak work surface, Belfast-style ceramic sink, space and plumbing for washing machine and tumble dryer. Matching, fitted tall and wall storage units. Tiled floor continued from kitchen diner.

WC

1'8" x 4'11" (0.51m x 1.50m)
WC, wash hand basin, radiator. Tiled floor continued from kitchen diner.

Boiler Room

3'11 x 3'6 (1.19m x 1.07m)
Boiler and hot water tank.

First Floor

Stairs rise up from the entrance hall.

Landing

Original feature, stained glass windows, encased in double glazing to the side. Stairs to the second floor. Picture rail, doors to:

Bedroom Two

13'0" x 15'3" max (3.98m x 4.67m max)
Double glazed bay window to the front, radiator, picture rail. Door to en suite.

En Suite

9'3" x 3'7" (2.83m x 1.11m)
Double obscure glazed window to the side, towel rail. Tiled floors. WC, wash hand basin, shower.

Bedroom Three

15'2" x 9'6" (4.64m x 2.91m)
Double glazed window to the front, picture rail, radiator. Decorative, original fireplace with tiled hearth.

Bedroom Four

10'11" x 14'10" (3.34m x 4.54m)
Double glazed windows and French doors to the rear balcony. Picture rail, radiator.

Balcony

10'8" x 4'10" (3.27m x 1.48m)
Accessed from bedroom four via French doors. Overlooking the rear garden. Railing.

Bedroom Five

11'11" x 12'8" (3.64m x 3.87m)
Double glazed window to the rear, radiator.

Family Bathroom

8'3" x 7'1" (2.53m x 2.16m)
Double obscure glazed windows to the side. Bath with integrated shower, wash hand basin, WC. Heated towel rail, feature tiled flooring. Built in cupboards.

Second Floor

Dog leg stair case rises up from the first floor landing.

Landing

Double glazed window to the side, doors to:

Bedroom One

14'3" x 15'11" (4.36m x 4.87m)
Skylight windows to either side, storage to the eaves. Door to en suite. Radiator.

En Suite

6'11" x 7'5" (2.13m x 2.28m)
Wet room style En Suite with tiled floors and walls. Double glazed skylight window to the rear. Wash hand basin, WC, shower.

External

Front

Block paved driveway providing off street parking for at least three vehicles. Mature hedging. Gate to the side of the property.

Rear Garden

Enclosed rear garden with slate patio sitting area. Brick built pizza oven. External cold water tap and double electric socket. Timber fencing, stone wall to the rear. Large lawn with path to large storage shed and raised vegetable patch

Additional Information

We have been advised by the vendor that the property is Freehold.
EPC - D
Council Tax Band - G

Disclaimer

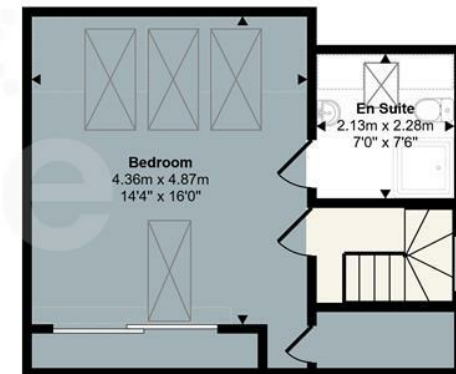
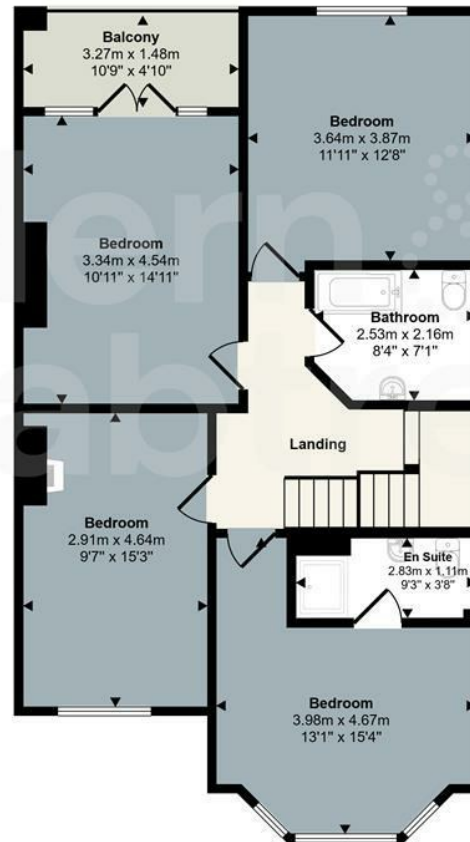
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Approx Gross Internal Area
213 sq m / 2293 sq ft



Ground Floor
Approx 98 sq m / 1060 sq ft

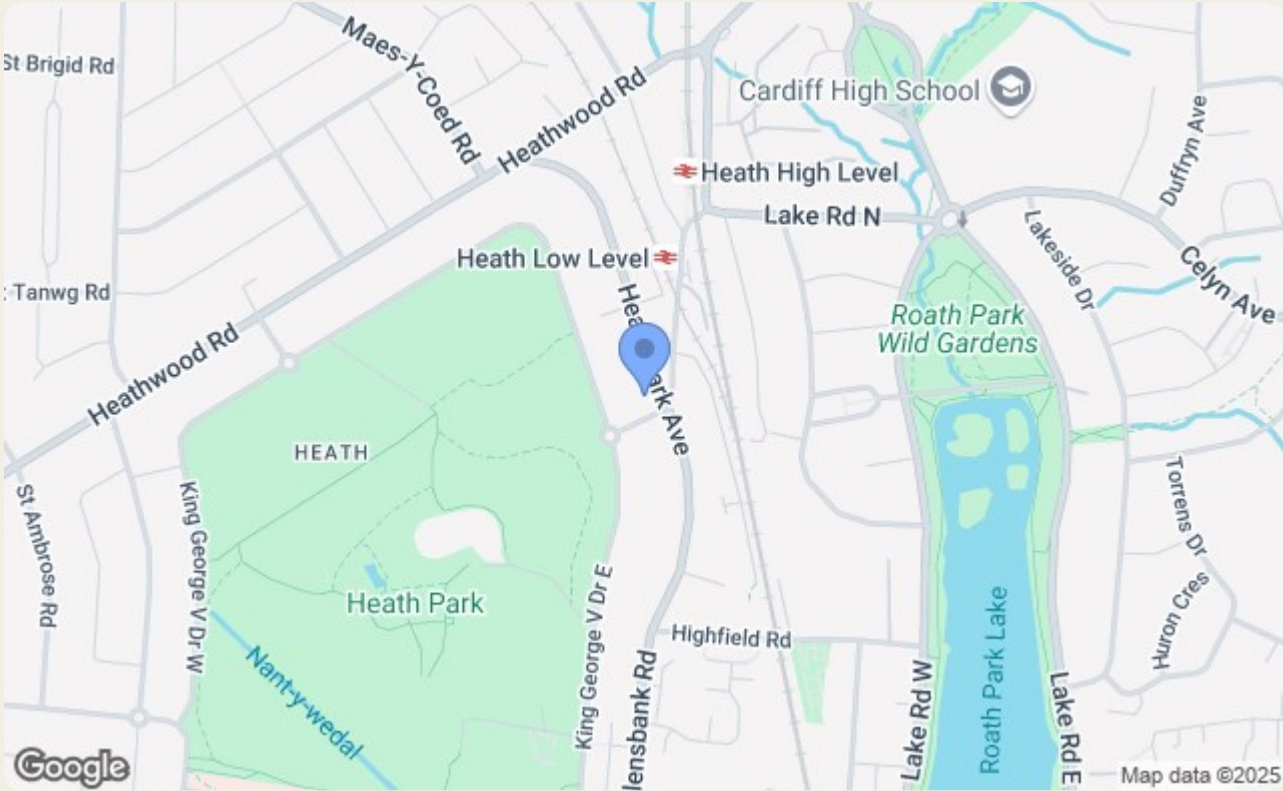
First Floor
Approx 79 sq m / 849 sq ft

Second Floor
Approx 36 sq m / 384 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.

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

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