

# Clodien Avenue

CARDIFF, CF14 3NQ

GUIDE PRICE £299,950

Hern &  
Crabtree





# Clodien Avenue

Set along the well-connected Clodien Avenue in the heart of Heath, this well-maintained mid-terrace home presents an excellent opportunity for buyers looking to put down roots in one of Cardiff's most desirable residential areas. This inviting three-bedroom property is ready for its next chapter.

Beyond the traditional bay-fronted exterior, you'll find a home full of natural light. The entrance hall, with tiled flooring, sets the tone for the home's character and warmth. Two separate reception rooms provide flexible living space—ideal for family life or entertaining—while the kitchen and separate downstairs cloakroom offer scope for reconfiguration to create a more contemporary layout or an extension, should you wish.

Upstairs, the home comprises three bedrooms and a walk-in shower room, all arranged off the landing. Outside, the rear garden is a generous size and a real highlight—perfect for green-fingered buyers or anyone dreaming of an outdoor retreat in the city.

Perfectly positioned just a stone's throw from the University Hospital of Wales, this property offers superb convenience for medical professionals, families and commuters alike. While some modernisation is needed, the property has clearly been cared for and maintained over the years. This is a rare opportunity to buy a house with genuine potential in a sought-after location, offering space, charm, and a canvas ready for your personal touch.

## Life in Heath / Maindy / Gabalfa

Heath remains one of Cardiff's most in-demand neighbourhoods—and for good reason. With its tree-lined avenues, excellent transport links, and access to some of the city's best schools, it blends suburban calm with city convenience. You're just moments from Heath Park and the University Hospital of Wales, with excellent road and rail connections nearby. The community here is well-established, friendly, and vibrant, with local cafés, shops and green spaces right on your doorstep.



**Entrance Hall**

Entered via a wood door with obscure glazed panels, matching panel above and to the side. Coved ceiling, stairs to the first floor, radiator, tiled floor. Under stair storage cupboard.

**Living Room**

14'9 x 12'6

Double glazed bay window to the front, coved ceiling, radiator, parquet flooring. Fireplace with wood surround, tiled sidings.

**Dining Room**

15'2 x 11'10

Double glazed window to the rear, coved ceiling, parquet floor, gas fireplace.

**Kitchen**

6'9 x 17'5 max

Galley style kitchen with double glazed window to the rear. Wall and base units with work tops over, tiled splash back, 1.5 bowl stainless steel sink and drainer. Space for oven, space and plumbing for washing machine, space for fridge freezer. Double obscure glazed door to the rear garden, additional double glazed window to the side. Coved ceiling. Laminate flooring.

**Pantry**

4'3 x 2'10

Built-in shelves, laminate flooring. Double glazed window to the side. Gas heater.

**WC**

4'1 x 2'3

Double obscure glazed windows to the rear and side. WC, painted concrete floor.

**First Floor**

Stairs rise up from the entrance hall.

**Landing**

Banister, loft access hatch, doors to:

**Bedroom One**

11'1 x 14'9

Double glazed window to the front, picture rail, wood floorboards, radiator.

**Bedroom Two**

15'2 x 10'8

Double glazed window to the rear, picture rail, two built-in cupboards. Wood flooring, radiator.

**Bedroom Three**

7'5 x 9'2 max

Double glazed window to the front, picture rail, wood floorboards, radiator.

**Bathroom**

6'8 x 6'3

Double obscure glazed window to the rear, cupboard housing hot water tank. Wet room with electric shower, tiled walls, WC, wash basin. Extractor fan.

**External****Front**

Paved forecourt, low rise wall, wrought iron gate.

**Rear Garden**

Enclosed rear garden with paved patio sitting area, cold water tap. Steps to artificial lawn area, flowerbeds to either side. Storage shed to the rear. Door to rear lane. Brick wall enclosed.

**Tenure**

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

**Disclaimer**

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

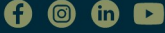


Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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