

# Threipland Drive

HEATH, CARDIFF, CF14 4PW

**GUIDE PRICE £192,500**

**Hern &  
Crabtree**





# Threipland Drive

Welcome to this beautifully presented two-bedroom apartment set within a sought-after modern development in Heath – one of Cardiff's most desirable and well-connected neighbourhoods. Positioned on the second floor, this light and airy home offers a fantastic opportunity for first-time buyers, investors seeking strong rental returns, or those looking to downsize without compromising on space or convenience.

Step inside and you're greeted by a generous lounge and dining area – an inviting space with room to relax, entertain, and enjoy everyday living. The room opens seamlessly onto a contemporary fitted kitchen, complete with integrated appliances and sleek cabinetry, creating a sociable open-plan layout that feels both modern and practical.

Both bedrooms are well-proportioned, offering comfortable retreats, while the family bathroom is finished in a clean, neutral style – perfect for unwinding after a busy day. Additional features include an entry phone system for secure access, an allocated parking space, and a communal bike store for added convenience.

Tucked away in a peaceful residential development yet just moments from excellent local amenities, well-regarded schools, and direct transport links to Cardiff City Centre, this is a home that offers the best of both worlds – comfort, connectivity and community.

## Living in Heath, Cardiff

Heath is one of Cardiff's most well-established and sought-after suburbs, known for its green spaces, village-like charm, and superb transport connections. With easy access to the University Hospital of Wales, excellent local schools, and a wealth of cafés, shops and parks, it's little wonder Heath is so popular with professionals, families and retirees alike.



**680.00 sq ft**

#### Communal Entrance

Secure entrance into communal entrance. Stairs rising to all floors. Flat situated on top floor.

#### Entrance Hall

Entered via communal. Loft access hatch with loft ladder for storage. Double glazed window offering natural light. Storage cupboard, radiator, wood laminate flooring, intercom telephone point.

#### Lounge / Kitchen / Diner

Lounge/Diner: Open plan living area, laid to carpet, series of double glazed windows with railings, three radiators, spotlights, ample room for table and chairs, TV point connected to a satellite dish (which is a communal dish for the entire block).

Kitchen area: Double glazed window to the rear, series of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, cooker hood, stainless steel splash back. Five burner gas hob, integrated oven, integrated 'Hot point' washer dryer, concealed 'Vaillant' combination boiler installed in 2005, space for a fridge/freezer.

#### Bedroom One

Double bedroom laid to carpet with PVCu double glazed window, radiator, built-in wardrobe, TV point.

#### Bedroom Two

Second bedroom, laid to carpet, PVCu double glazed window, built in wardrobe, radiator.

#### Bathroom

Mirrored wall vanity unit, wash hand basin and mixer tap, low level WC, 'P'-shaped bath with central mixer tap, over head shower, glazed glass shower screen, partly tiled walls, extractor fan, radiator and lino flooring,

#### Tenure and Lease

Tenure: Leasehold

What is the full term of the lease? 125 years from 2005

Start Date 01/01/2005

Current amount of years remaining on the lease: 104

Annual Ground Rent £172

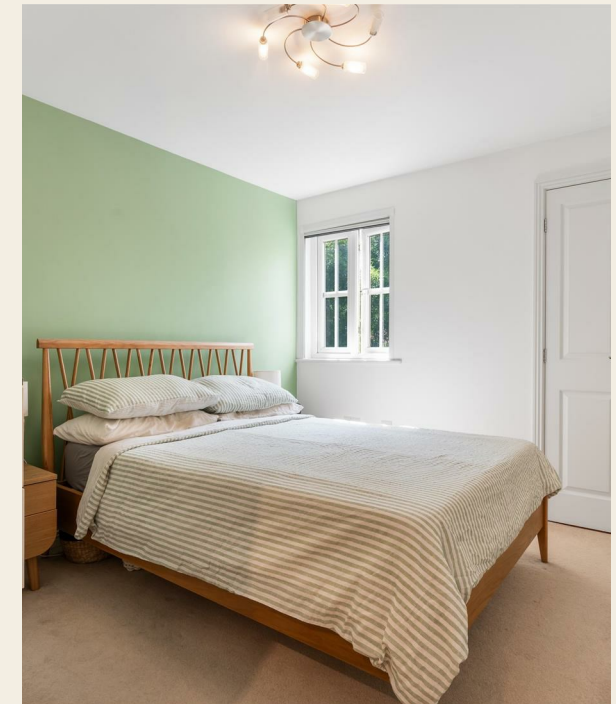
Service and Maintenance Charges £ (include payment

frequency): £1,210 bi-annually

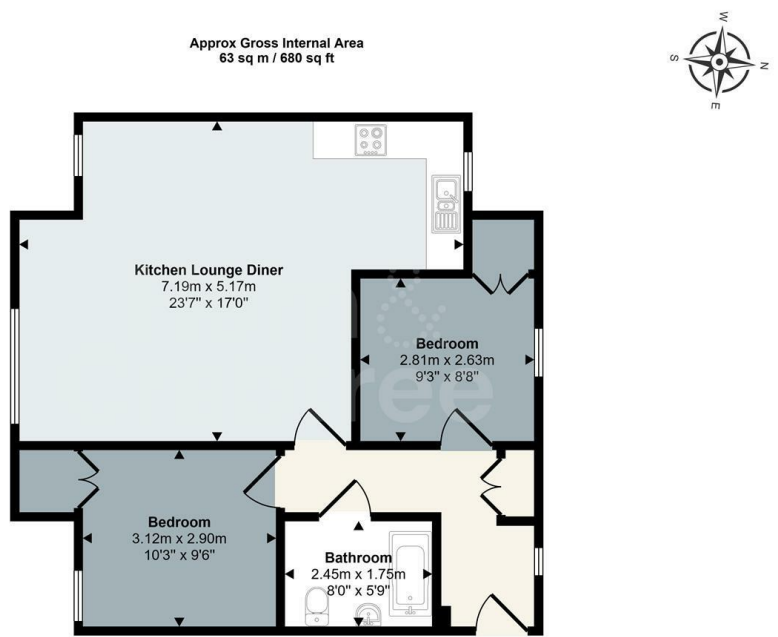
Does the Service Charge Include Water Rates: Yes

#### Disclaimer

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



Floorplan

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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