

Heathway

HEATH, CARDIFF, CF14 4JR

GUIDE PRICE £450,000

**Hern &
Crabtree**



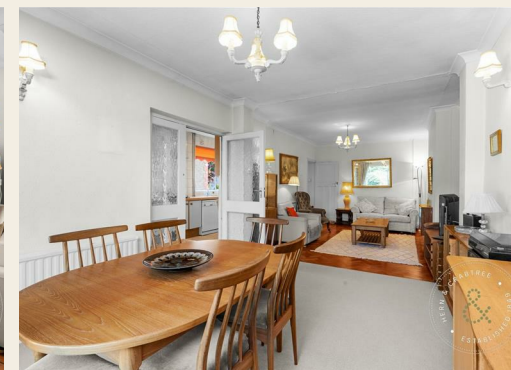
Heathway

Situated in the highly desirable 'Saints' area of Heath, this well-positioned semi-detached family home offers comfortable living in one of Cardiff's most sought-after residential neighbourhoods.

The property enjoys a convenient location just a short stroll from the shops and amenities of St Isan Road, with several supermarkets, cafés, and local services close at hand. Excellent public transport links make commuting into the city centre simple, and the University Hospital of Wales is just a short distance away. Families will appreciate the home's proximity to Ton-Yr-Ywen Primary School, which is within easy walking distance, adding to the area's strong appeal for those with children.

The accommodation briefly comprises an entrance porch, hallway, living room, sitting room, dining room, kitchen, rear lobby and cloakroom to the ground floor. To the first floor are three bedrooms and a family bathroom, to the second floor is a further bedroom with en-suite shower room. The property benefits from an enclosed rear garden and a driveway to the front for off street parking.

Offering great potential in a prime location, this home is perfect for buyers looking to settle in a well-connected and community-focused area of Cardiff.



1708.00 sq ft

Porch

Entered via a double obscure glazed sliding patio door.

Hall

Entered via a traditional wooden stained glass door with matching stained glass windows either side. Stairs to the first floor, plate rail, radiator, under stair storage cupboard. Double glazed feature stained glass window to the side, wood parquet flooring.

Living Room

Double glazed bay window to the front with curved bay radiator, picture rail, gas fireplace, wood parquet flooring. Doors to:

Sitting Room and Dining Room

Sitting area with gas fire, parquet floor, radiator, open to dining Room with double glazed sliding patio doors to the rear garden, radiator, glazed door to the kitchen.

Kitchen

Single glazed windows to the side, selection of wall and base units with work tops over. 1.5 bowl sink and drainer with mixer tap. Plumbing and space for washing machine. Space for dishwasher, base fridge, integrated double oven and grill, integrated four ring gas hob. Breakfast bar, tiled flooring, tiled splash backs. Glazed door to rear lobby.

Rear Lobby

Sliding patio door to the garden, space for potential further appliances.

Cloakroom

Single glazed window to the side, WC, wash basin, tiled floor.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and box banister.

Landing

Dog leg staircase, double glazed stained glass window, stairs to the second floor. Doors to:

Bedroom One

Double glazed bay window to the front, curved bay radiator, built-in wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double obscure glazed window to the rear, bath with plumbed shower over, WC, wash basin, additional double obscure glazed window to the side, radiator. Airing cupboard with shelving.

Second Floor

Double obscure glazed window to the side, stairs from the first floor landing.

Bedroom Four

Double glazed windows to the rear, built-in mirrored wardrobe. Door to en suite, radiator, door to a generous storage space with power and light.

En Suite

Double obscure glazed window to the rear, large shower quadrant, WC, wash basin, radiator, part tiled walls.

Outside

Front

Key block driveway providing off street parking.

Rear Garden & Garage

Paved patio, lawn, mature shrubs, trees and

flower borders. Gate access to the side, detached garage. Access to the front.

Tenure

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

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 representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

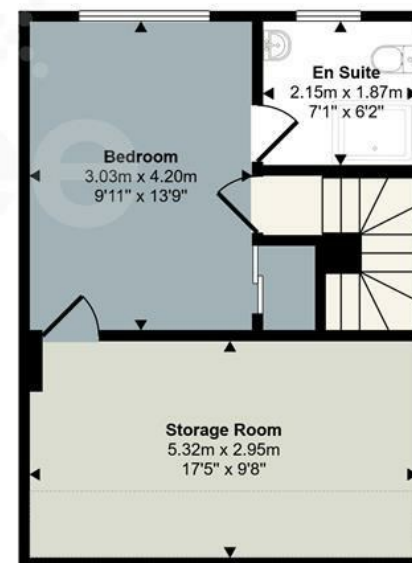
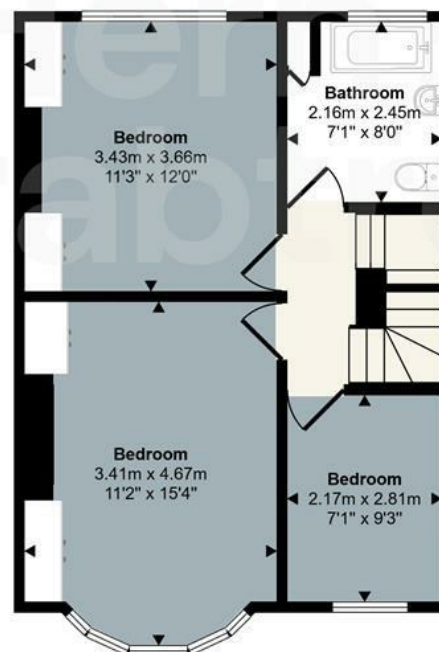
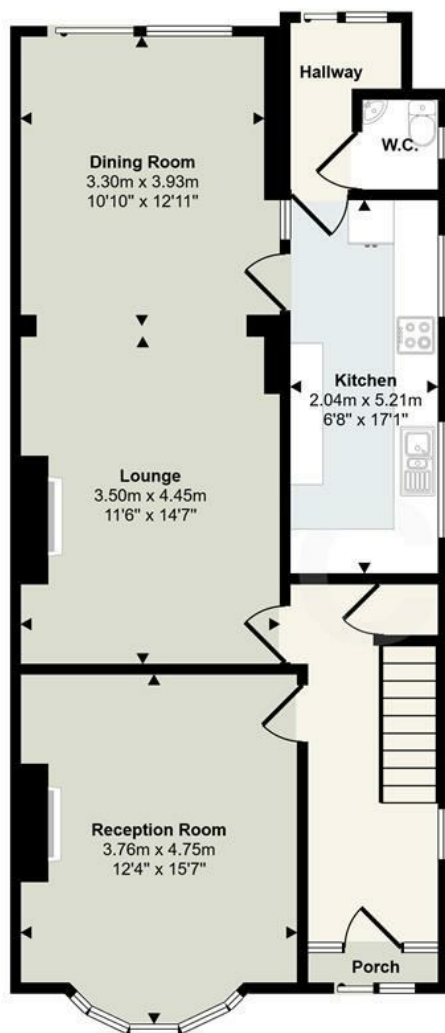






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Approx Gross Internal Area
159 sq m / 1708 sq ft



Ground Floor
Approx 74 sq m / 795 sq ft

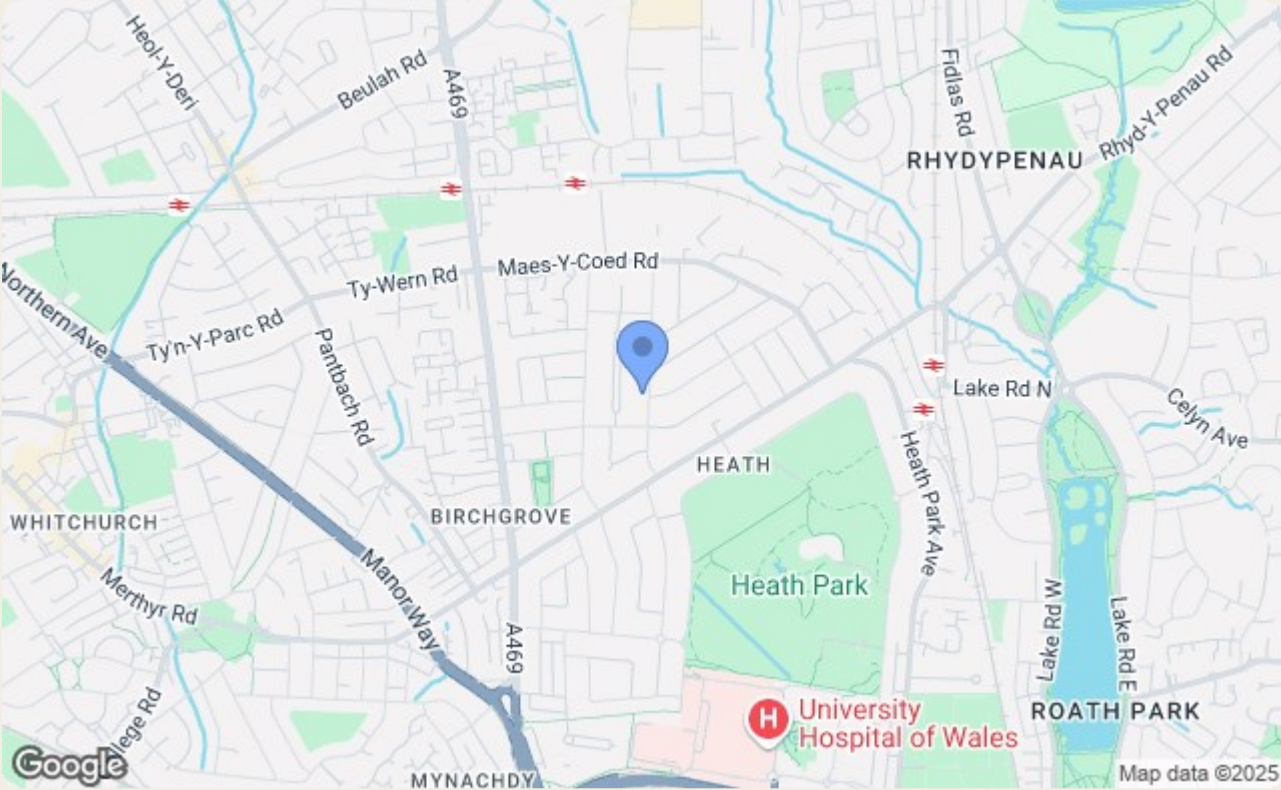
First Floor
Approx 46 sq m / 497 sq ft

Second Floor
Approx 39 sq m / 416 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			
(81-91) B			
(69-80) C		69	80
(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	
			

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	
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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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