



25 Heathfield Road, Heath/Gabalfa, Cardiff, CF14 3JX

Guide Price £344,950

- 3 Bedrooms.
- 2 Bath/Shower Rooms.
- Close to U.H.W. at Heath.
- 3 Separate Reception Rooms.
- Garage.
- Ideal as a family home or investment.

25 Heathfield Road, Cardiff CF14 3JX

SOLD STC. Surprisingly spacious, Freehold terrace house situated in a popular side road, just off Whitchurch Road, and close to the University Hospital at Heath. The property is a mid-terrace house with attractive double-bay (bay-over-bay) stone-faced front elevations, and the roof is of man-made slates with a tile-hung gable fascia. At the front is a walled forecourt, and there is an attractive arched entrance porch that retains the lovely period tiling. At the rear is a patio garden of good size, and there is a Garage with access via a rear lane. The property benefits from having gas central heating from a wall-mounted Worcester combi boiler that is situated in the kitchen. It is also extensively double-glazed.

Local amenities are excellent, and include; a comprehensive range of shops and stores in Whitchurch Road, and on nearby Western Avenue, that include a Sainsbury's Local, and a Tesco Extra Superstore; Schools at Junior and Senior levels including a Welsh Language Primary School; bus services; Parks and recreational facilities that include the nearby Maindy Leisure centre, Heath Park, and Roath Park with its famous boating Lake; popular local Restaurants, bistros and cafe bars; a Library, Post Office and other facilities, all within walking distance. It is only a short drive to the Gabalfa Interchange for access on to the main trunk roads into and out of the City, and the City Centre is only approx. two miles away.



Council Tax Band: E



Entrance Hall

0'0" x 0'0"

Double-glazed aluminium-framed front door with screen over, leads into a spacious hallway. Stone tile floor. Coved ceiling. Picture rail. Central heating radiator. Central heating control unit. Smoke alarm. Gas meter cupboard. Stairs lead up to the first floor.

Front Room

10'7" x 14'4"

A bay at the front has modern double-glazed Upvc-framed sash-style windows. Curtain rail and runners. Coved ceiling. Picture rail. Central heating radiator with thermostat control. Cable inlet socket. TV aerial points. Four power points.

Middle Room

8'2" x 11'10"

Double-glazed Upvc-framed casement window at the rear. Fitted vertical blind. Fitted roller blind. Central heating radiator with thermostat control. TV aerial points. Telephone point. Four power points. Alcove cupboard housing the electric meter and consumer unit.

Living Room

9'2" x 13'0"

Light oak-style laminate flooring. Central heating radiator with thermostat control. Two double-glazed, Upvc-framed casement windows. Fitted vertical blinds. Curtain pole and rings. Cable inlet socket. BT Openreach point. TV aerial points. Power points. Door to the hall. Door leads into the kitchen.

Kitchen

9'0" x 11'6"

The kitchen has a range of modern white-fronted units with woodgrain-effect work tops, and brushed steel handles, comprising:- floor cupboards and drawers with matching fitted wall cupboards. Hotpoint built-in oven & grill, and four-ring ceramic electric hob. Stainless-steel chimney-style electric cooker hood. Beko dish-washer. HiSense washing machine. Stone tile floor. Stainless-steel sink top with chrome monobloc mixer tap. Attractive ceramic tile splash-backs to the work tops. Central heating radiator with thermostat control. Timber-framed side window

with top-hung casement, and fitted vertical blind. Double-glazed Upvc-framed casement window. Vertical towel rail/radiator. Mains smoke alarm and heat sensor. Inset ceiling spotlights. Nine power points and an appliance connection. Double-glazed Upvc-framed door leads out to the garden. An alcove cupboard houses the modern Worcester combi gas central heating boiler.

G.F. Shower Room

0'0" x 0'0"

Having a shower cubicle with glazed bi-fold doors. Mains thermostatic shower unit. White shower base. Wash-hand basin with chrome mixer tap. Close-coupled toilet. Attractive ceramic wall tiles with feature border tiling. Fitted wall mirror. Vinyl flooring. Electric extractor fan.

Landing

0'0" x 0'0"

A balustraded staircase and return leads up to a split-level landing area. Access to the loft. Mains smoke alarm. Two power points. Period double-door built-in storage cupboard with hanging and shelf space.

Front Bedroom No.1

14'4" x 14'4"

A very spacious double bedroom, that has a bay at the front, with modern double-glazed, Upvc-framed sash-style windows. Curtain rail and runners. Similar side window. Curtain pole and rings. Period cast-iron and tiled fireplace. Central heating radiator with thermostat control. Cable inlet socket. Telephone points. TV aerial point. Six power points. Coved ceiling.

Middle Bedroom No.2

8'8" x 11'10"

Once again, a pleasant double room. Double-glazed, Upvc-framed casement window. Fitted vertical blind. Curtain pole and rings. Central heating radiator with thermostat control. 6 power points. Period cast-iron fireplace.

Rear Bedroom No.3

6'5" x 9'2"

A single bedroom or study. Double-glazed Upvc-framed picture window with top-hung casement. Central heating radiator with thermostat control. Four power points.

Bathroom

0'0" x 0'0"

The bathroom has been enlarged, and is well appointed with a modern white suite that comprises:- a panelled bath with mixer tap shower unit. Curved glazed bath-side shower screen. Pedestal wash-hand basin, and close-coupled toilet. Vinyl floor covering. Attractive ceramic wall tiles. Heated towel rail/radiator. Double-glazed Upvc-framed window with top-hung casement. Electric extractor fan. Fitted wall mirror.

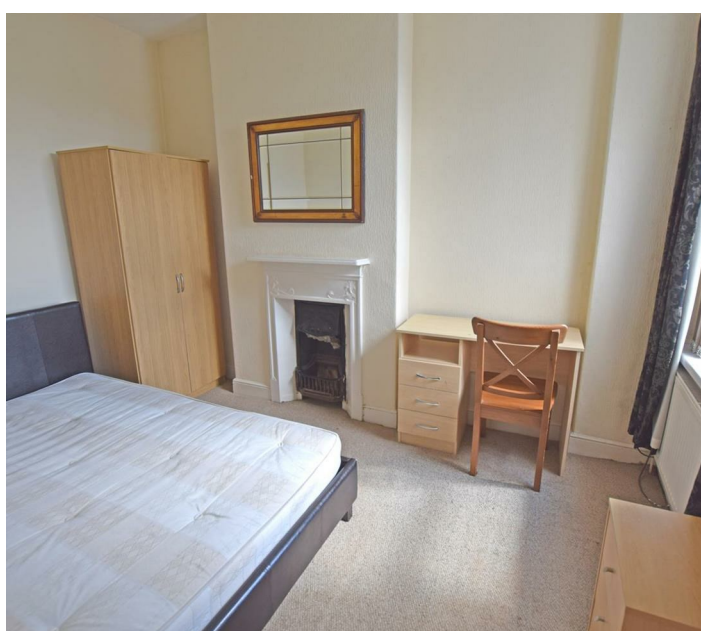
Rear Garden

0'0" x 0'0"

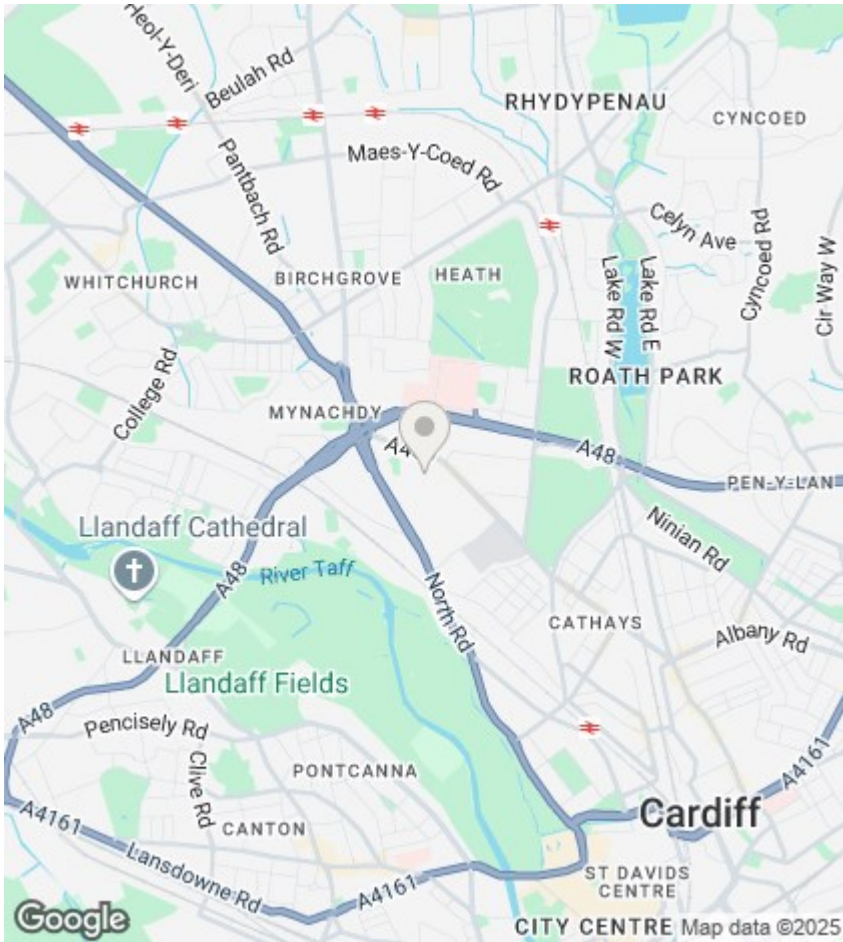
At the rear is a patio garden of good size, with shrubbery borders and mature fruit tree. Clothes line. Brick boundary walls. Patio light. Pedestrian door access to the rear lane.

Garage

A brick-built garage with a corrugated sheet roof. Roller shutter door. Side and rear windows. Side pedestrian door to the garden. Power and light.







Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC