



16 Heathfield Road, Heath/Gabalfa, Cardiff, CF14 3JY

Price Guide £349,950

- Tastefully modernised and beautifully presented.
- Separate Dining Room.
- 3 Bedrooms of good size.
- Delightful landscaped rear Garden with lane access.
- Large open-plan Living Room.
- Lovely fitted Kitchen.
- Well-appointed Bathroom.
- Gas central heating & D/glazed.

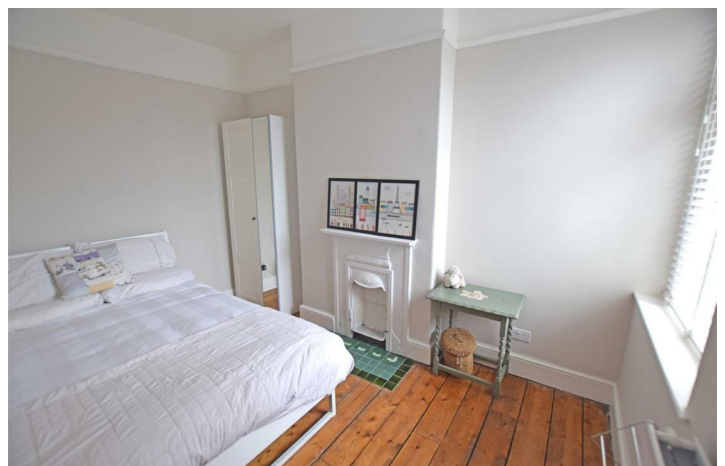
16 Heathfield Road, Cardiff CF14 3JY

This tastefully modernised and beautifully presented, 3-bedroom Freehold terrace house is situated in a popular side road only a short distance from the University Hospital at Heath. It has a lovely homely feel whilst retaining lots of period features, and offers ideal family-size accommodation. The property benefits from having gas central heating from a modern combi boiler that is situated in bedroom 3, and there are radiators virtually throughout. It is also double-glazed. The property is of the double-bay (bay-over-bay) style of mid-terrace house with attractive stone and brick-faced front elevations, and the roof is of slates with a tile-hung gable. At the front is a walled and gravelled forecourt, and a paved path leads up to a lovely arched entrance porch that retains the period ceramic wall tiles. At the rear is a beautifully set out garden of good size, and there is pedestrian access to a rear vehicular lane. The Council Tax Band is E. The EPC Rating is C. The information from Natural Resources Wales shows a very low risk of flooding in the area.

The local area is well served by a wide range of amenities that include shops, stores and supermarkets, junior and senior schools including a popular Welsh language primary school, regular bus services, parks and recreational facilities including the lovely Roath Park and its famous lake, Heath Park, Maitland Park and Maindy Leisure Centre, a local Post Office, Public Library etc, all within easy reach. It has also become well known for the wide range of popular restaurants, bistros, and cafe bars along Whitchurch Road and nearby Crwys Road. The property is only a short distance from Gabalfa flyover for access on to the M4 via Eastern Avenue, and to the main trunk roads into and out of the city.



Council Tax Band: E



Entrance Hall

An attractive modern double-glazed composite front door with screen above opens into a delightful hall. Lovely period coloured stone tile floor. 4 power points. Central heating radiator with shelf over. Spotlight fitting. Coved ceiling. Picture rail. Understairs cloak space. Gas meter. Stairs rise to the first floor.

Living Room

An impressively spacious open-plan living room that was originally two separate reception rooms. A bay at the front has double-glazed picture windows and top-hung casements. Fitted venetian blinds. Curtain pole. 10 power points. Coved ceiling. Picture rail. Light rose. Vertical central heating radiator panel and second central heating radiator with thermostat. Front brick-faced chimney-breast recess with inset log burner. Hardwood mantle. Rear fireplace with attractive wood surround. Cast-iron and tile hearth. Stripped and exposed period floorboards through both the front and rear room areas. A built-in cupboard houses the electric meter and consumer unit. Fitted alcove shelves. Double-glazed patio doors at the rear open to the rear garden. Door to the hall.

Dining Room

Of good size and having double-glazed picture window to the side with top-hung casement. Curtain pole. Central heating radiator with thermostat. Feature period-style wood fireplace surround, with cast-iron and tile hearth. Fitted glass-fronted wall cupboard. 4 power points. BT master socket. Telephone point. Half-glazed doors to the hall and to the kitchen. Attractive woodgrain-effect ceramic floor tiles.

Kitchen

A super fitted kitchen with an excellent range of pale grey-fronted units that comprise of floor cupboards and drawers with hardwood worktops. Charcoal polycarbonate sink top and monobloc mixer tap. Tower unit that houses a built-in Bosch oven & grill. Beko 4-ring black glass induction hob. Integrated dishwasher and integrated Indesit washer/dryer. Pale grey ceramic splashback tiling. Stainless-steel chimney style electric cooker hood. Attractive woodgrain-effect ceramic floor tiles. Velux roof window. Double-glazed casement window looks out onto the pretty rear garden. Modern double-glazed composite door opens to the rear garden. 10 power points. Spotlight fittings. Dimmer light control. Central heating thermostat control.

Landing

A balustraded stairs rises to a split-level landing. Balustraded return. Built-in store cupboard. Pull-down ladder access to the loft. 2 power points. Coved ceiling. Light rose.

Front Bedroom No. 1

A spacious double bedroom that has a bay at the front with double-glazed picture windows and top-hung casements. Similar window to the side. Fitted venetian blinds. Curtain poles. Coved ceiling. 4 power points. Picture rail. Stripped and exposed period floorboards. Vertical central heating radiator. Period cast-iron fireplace and tile hearth. Stripped pine panel door to the landing.

Middle Bedroom No. 2

Double-glazed picture window with top-hung casement. Picture rail. Fitted venetian blind. Central heating radiator with thermostat. 4 power points. Period cast-iron fireplace with tile hearth. Stripped and exposed period floorboards. Stripped pine panel door to the landing.

Rear Bedroom No. 3

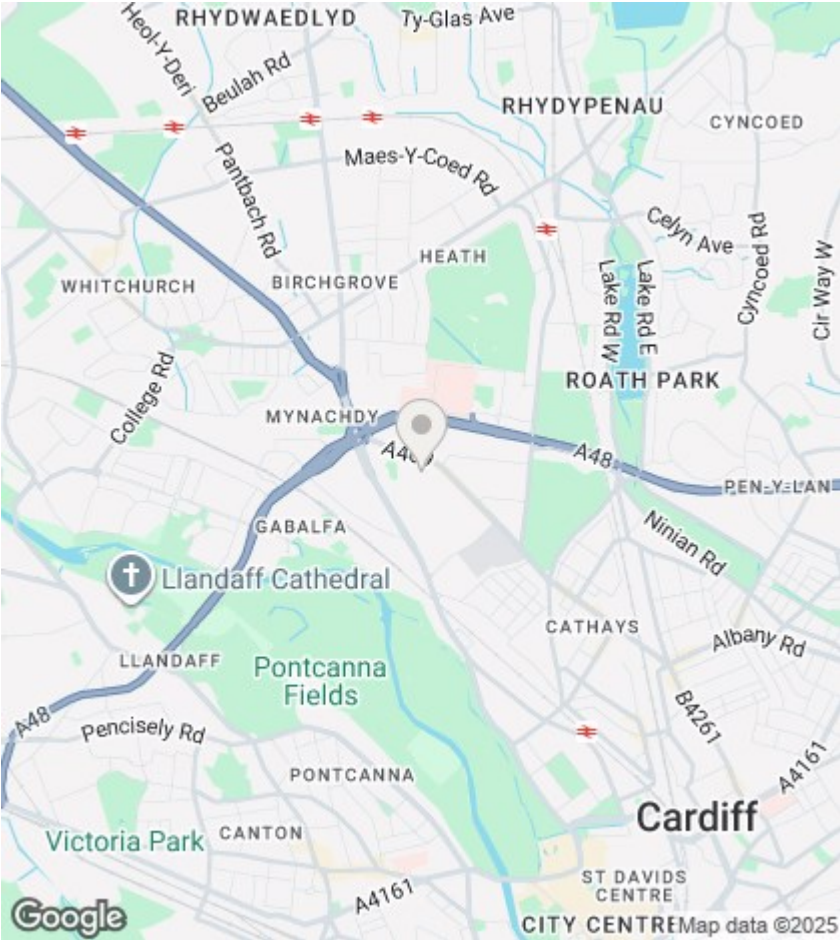
(9'6" x 7'10" approx. inc. window recess)
Double-glazed casement window at the rear. Fitted venetian blind. Chimney-breast recess with tile hearth and polished wood mantle. Stripped pine built-in cupboard houses the Ideal Logic combi gas central heating boiler. Central heating radiator with thermostat. Fitted desktop in polished wood. Stripped and exposed floorboards. 4 power points. Picture rail. Stripped pine panel door with an attractive stained -glass panel above.

Bathroom

With a white traditional-style roll-top bath with 4-claw feet. Over-bath chrome mains thermostatic shower. Glazed bath-side shower screen. Pedestal wash-hand basin. Close-coupled toilet. White ceramic wall tiles to the suite. Double-glazed casement window. Chrome vertical heated towel rail/radiator. Central heating radiator with thermostat. Fitted wall shelf. Spotlight ceiling fittings. Stripped pine panel door to the landing. Glass shelf and fitted mirror.

Rear Garden

At the rear is a delightful garden of good size that is beautifully laid-out with a paved and gravelled threshold and path. A concrete patio area and an area laid to lawn with pretty, well-stocked floral and shrubbery borders. Flint gravelled patio area. Timber-framed Garden store shed. Pedestrian door access to a rear vehicular lane. Brick boundary walls. Patio light. Tap for garden hose. Brick-built barbeque. There is a timber-framed porch canopy over the kitchen door with a Perspex sheet roof.



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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