



75 Canada Road, Heath/Gabalfa, Cardiff, CF14 3BX

Price Guide £339,950

- Tastefully and sympathetically modernised.
- Open-plan fitted kitchen and Diner.
- Close to UHW at Heath and local amenities.
- 4 Bedrooms (inc. loft conversion.)
- Pretty rear garden with water feature.

75 Canada Road, Cardiff CF14 3BX

In this popular cul-de-sac in a sought-after residential area near UHW is this extensively but sympathetically modernised and extended, Freehold property that retains a lovely period feel with some attractive period features. The property offers excellent family-size accommodation comprising a front sitting room, lovely open-plan dining room and fitted kitchen, three bedrooms and bathroom on the first-floor, and a spacious loft bedroom with an en-suite bath/shower room. At the rear is a very pretty patio garden with an attractive water feature, and there is pedestrian access to a gated rear vehicular lane. The property benefits from having gas central heating from a Vaillant combi boiler in bedroom 3, and there are thermostat-controlled radiators virtually throughout. It also benefits from being double-glazed. The property is a mid-terrace house with double-bay (bay-over-bay) front elevations of facing brick, and the roof is of slates with a tile hung gable. At the front is a walled and railed forecourt. The EPC rating is D. The Council Tax band is E. We understand from Natural Resources Wales that the flood risk in the area is considered very low.

Local amenities are comprehensive, and include shops, stores and supermarkets, junior and senior schools that include a popular Welsh-language primary school, parks and leisure facilities that include the lovely Roath Park and its famous lake, Heath Park, and Maindy Leisure Centre, a local Post Office and Library. Nearby Whitchurch Road has fast become known as a hub of popular local restaurants, bistros, cafes and coffee shops, and there are popular pubs close-by too. Excellent bus services to and from the city centre serve the local community, and it is also only a short drive to Eastern Avenue and Northern Avenue for access on to the M4. The property is within walking distance of the University Hospital of Wales at Heath, and within easy reach of Cardiff University and Cardiff Metropolitan University at Llandaff.



Council Tax Band: E



Entrance Hall

A glazed front door with an attractive leaded and stained-glass feature panel with similar side and top-screens opens into a pleasant hall. Period black and white chequer-board stone tile floor. Stairs rise to the first floor. Coved ceiling. Spotlight ceiling fittings. Mains smoke alarm. Central heating radiator with thermostat. 2 power points. Understairs cupboard houses the gas meter. Dimmer light control.

Front Lounge

14'9" into bay x 11'6" approx.

A lovely reception room that has a bay at the front with double-glazed picture and casement windows. Fitted Venetian blinds. Curtain pole. Feature bay wall panelling. Log-burning stove set into a brick-faced chimney-breast recess with a polished wood mantle. Central heating radiator with thermostat. Exposed floorboards. Coved ceiling. Picture rail. Cable inlet socket. Telephone points. 12 power points. Ceiling light rose. Dimmer light control.

Dining Room

11'6" x 12'6" approx.

A half-glazed door and screen above opens from the hall into this delightful open-plan area. Exposed floorboards. Mains smoke alarm. Coved ceiling. Chimney-breast recess with an inset log-burning stove. Wood mantle. 8 power points. Double-glazed patio doors open to the pretty rear garden. Curtain pole. The dining room has an open-plan arrangement with the kitchen.

Kitchen

14'9" x 5'3" approx.

The kitchen has an excellent range of attractive oak-style panelled door units that comprise of floor cupboards and drawers with steel handles. Grey worktops. Matching fitted wall cupboards including a feature glass-fronted unit. Polycarbonate sink top with rinser bowl and monobloc tap with rinser extension. Built-in Neff oven and grill. 4-ring tempered glass-top Neff gas hob. Stainless-steel splashback panel. Stainless-steel chimney-style Neff cooker hood. Plumbing connections for a washing machine and dishwasher. Coloured splash-back wall tiling to the work top. Spotlight ceiling fittings. Tiled floor. 8 power points plus

appliance connections. Feature leaded stained-glass panel to the hall. Double-glazed casement window looks out to the garden. Double-glazed rear door opens to the patio.

Landing

A balustraded stairs rises to a split-level landing. Balustraded return. Stairs rise to the loft room. Mains smoke alarm. Part laminate flooring.

Front Bedroom No. 1

14'8" into bay x 10'7" approx.

A pleasant double bedroom that has a bay at the front with double-glazed picture and casement windows. Fitted Venetian blinds. Curtain pole. Coved ceiling. Ceiling light rose. Laminate flooring. Central heating radiator with thermostat. 8 power points.

Rear Bedroom No. 2

12'7" x 9'7" approx. + wardrobe.

Again of good size. Double-glazed tilt-and-turn casement window at the rear. Fitted roller blind. Coved ceiling. Laminate flooring. 4 Power points. Central heating radiator with thermostat. Double-door built-in wardrobe with hanging and shelf space and cupboard above. Double-door airing cupboard that houses the wall-mounted Vaillant combi gas central heating boiler. Alcove book shelves. Central heating radiator with thermostat.

Study/Bedroom No. 3

6'11" x 6'4" approx.

Ideal as a child's room or study. Double-glazed casement window at the front. Fitted Venetian blind. Curtain pole. Laminate flooring. Spotlight ceiling fitting. Central heating radiator with thermostat. Power points.

Bathroom

Having a white bath with blue tongue and groove side panelling. Chrome mains over-bath thermostatic shower. Pedestal wash-hand basin. Close-coupled toilet. White ceramic wall tiling with inset blue feature border tiles. Electric extractor fan. Double-glazed casement window with fitted roller blind. Chrome heated towel rail/radiator.

Loft Bedroom (No. 4)

16'0" x 11'9" max. approx.

A dog-leg staircase with balustrade rises to a

small upper landing. Velux roof window. Mains smoke alarm. A door opens into a spacious double bedroom loft extension. Velux roof window to the front. Double-glazed casement window to the rear with fitted Venetian blind. Curtain pole. Wood grain-effect tile flooring. Central heating radiator with thermostat. Access to eaves storage space. Sharps built-in wardrobes with hanging and shelf space. Co-axial aerial point. 4 power points. Spotlight ceiling fittings. A door opens into the en-suite shower room.

En-suite Shower room

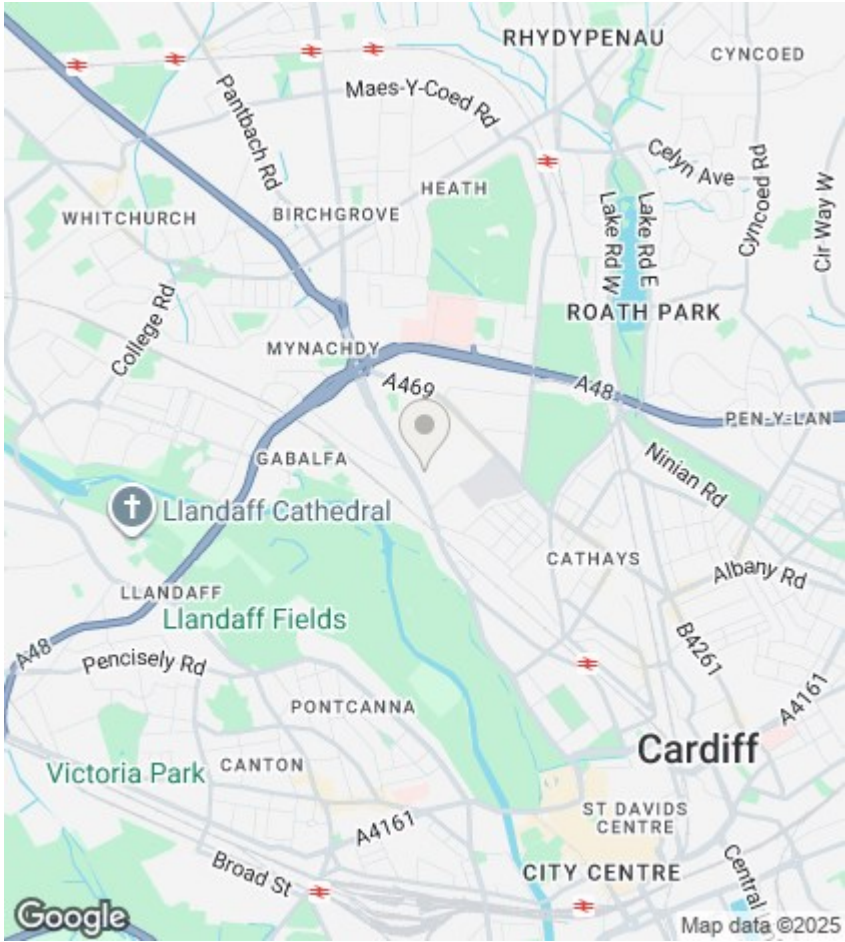
Beautifully appointed, and comprising of a shower cubicle with a white base, and glazed sliding entry door and side screen. Mira chrome mains thermostatic shower. Wash-hand basin set on a vanity cupboard base. Close-coupled toilet. Walls and flooring finished in attractive beige ceramic tiles. Electric extractor fan. Ceiling spotlight. Double-glazed casement window with fitted roller blind. Chrome heated towel rail/radiator.

Rear Garden

At the rear is a delightful garden that has a tiered patio area finished in bamboo-style composite boards, leading down to a delightful garden. Pretty garden feature and fishpond. Paved patio area. Mature trees and shrubs. Gravelled area to the rear. Pedestrian door access to a gated rear vehicular lane. Brick and stone boundary walls. Timber-framed garden store shed. Integral outside store room with a double-glazed window, lighting, and 4 power points.







Directions

Viewings

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

EPC Rating:

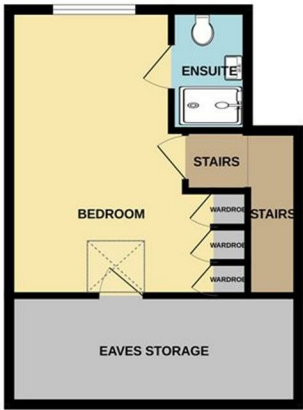
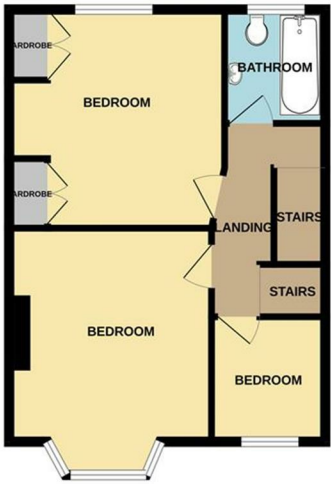
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.

2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1498 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.