

# Waun Ddyfal

HEATH, CARDIFF, CF14 4PT

GUIDE PRICE £182,500

Hern & Crabtree



HERN & CRABTREE  
ESTABLISHED 1849

# Waun Ddyfal

NO CHAIN. Set within a quiet residential enclave in Heath, this first floor flat offers a thoughtful balance of space, light, and practicality, all within one of Cardiff's most consistently sought after neighbourhoods. The accommodation flows easily from a welcoming central hallway into a bright living and dining room, where generous front facing windows create an inviting atmosphere throughout the day. A separate kitchen to the rear of the open plan room provides a calm and functional workspace, while two well proportioned bedrooms and a neatly arranged bathroom complete a home that feels both considered and comfortable.

Heath remains a firm favourite for buyers seeking a mature and well connected part of the city. The area is known for its leafy streets, strong sense of community, and proximity to some of Cardiff's most valued amenities. Heath Park is within easy reach, offering open green space, woodland walks, and recreational facilities. Local shopping is well served by nearby centres in Heath and Whitchurch, with independent cafés, bakeries, and everyday conveniences close at hand.

Families and professionals alike are drawn to the area for its respected schools, including both English and Welsh medium options, as well as its excellent transport links. Heath and Coryton railway stations provide direct routes into Cardiff city centre, while the A470 and M4 are easily accessible for wider travel across South Wales and beyond. This is a home that suits those who value location, ease of living, and a setting that continues to stand the test of time.



# 656.00 sq ft

## Communal Entrance

The property is accessed via a shared entrance hallway with stairs leading to the first floor.

## Hallway

The flat is entered via a private fire door into a welcoming hallway with a double glazed window to the side, radiator, and a useful built in storage cupboard providing practical space for coats and household items.

## Open Living Room Kitchen Diner

### Living and Dining Room

A generously proportioned living and dining room forms the heart of the home, enjoying two double glazed windows to the front aspect which allow in ample natural light. The room offers flexibility for both seating and dining arrangements and benefits from three radiators, creating a comfortable space for everyday living and entertaining.

## Kitchen

Positioned to the rear of the property, the kitchen features a double glazed window overlooking the rear aspect. Fitted with a range of wall and base units topped with laminate work surfaces, the kitchen includes an integrated four ring gas hob, electric oven and grill, stainless steel sink with drainer, integrated washing machine, and wood laminate flooring.

## Bedroom One

The principal bedroom is a well proportioned double room with a double glazed window to the side, built in storage cupboard, and radiator.

## Bedroom Two

The second bedroom also benefits from a double glazed window to the side, radiator, and built in storage cupboard, making it suitable as a guest bedroom, home office, or dressing room.

## Bathroom

The bathroom is fitted with a white suite comprising a bath with integrated shower and tiled splashback, wash hand basin, and WC. Additional features include a radiator and laminate flooring.

## External

The property does not have a private garden but enjoys aspects to both the front and rear of the building, with access to shared external areas typical of a purpose built development.

## Tenure & Additional Information

Leasehold Information Summary (we recommend that your conveyancing solicitor checks the information below)

### Tenure: Leasehold

Lease term: 100 years from new

Lease start date: 2007

Approximate years remaining: 81 years

Ground rent: £250 per annum

Service charge: Approximately £1,500 per annum

Managing agent: Anthem Management Limited

Council tax band: D

## Parking:

One designated parking space legally owned by the property

Visitor parking available on site

## Heating: Gas central heating

Boiler location: Kitchen

Boiler last serviced: October 2025

Heating system reported as in good working order

## Broadband and services:

Broadband previously supplied by BT

Fibre optic broadband available

Good mobile phone signal throughout the property

## Building information:

Purpose built block

Year of construction: 2007

Standard construction

## Block details:

Number of flats in block: 9

No communal heating system

## Letting and pets:

Letting permitted under the lease

Pets permitted subject to lease conditions

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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

Approx Gross Internal Area  
61 sq m / 656 sq ft

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.

