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61 Heath Park Avenue, Heath, Cardiff, CF14 3RJ

£750,000

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An imposing gable fronted four double bedroom semi-detached hall to hall style 1930's residence of character, the front inset with a two storey splayed bay, all beneath a re-newed pitched roof. this substantial family home, occupies a delightful position fronting highly popular and sought after Heath Park Avenue, minutes away from the charming Heath Park with its large ares of open fields and protected woodland, and just a short walk from the University Hospital of Wales.

Also with a short walk are two local railway stations, Heath Low Level and Heath High level, both providing fast and economic travel to Queen Street and Cardiff Central. The elegant forever home, provides capacious living space, ideal for a growing family, with a private three car entrance drive and a good size rear garden which includes a versatile detached four room studio, constructed to a high standard in 2010 with both sound insulation and air conditioning, ideal as a recording studio or perfect as a home office/summer house/annex.

The property retains many original features, including wood block floors, character fireplaces, strip pine traditional panel doors, picture rails, dado rails and high coved ceilings. The property benefits gas heating with panel radiators (Worcester Combi Boiler annually serviced and fitted in 2014), sealed double glazed windows, stylish 2015 bi-folding double glazed doors, a downstairs cloak room (2005), and a large family bathroom (9'0 x 8'5) re-modelled in 2005,

The property also includes a modern ensuite shower room (2005) off the master bedroom, a sun room off the dining room, a first floor balcony off bedroom two, and a ground floor sun terrace/veranda approached from the sitting room.

A special feature is the charming entrance reception hall (15'7 x 14'6), imposing and elegant providing access to the versatile ground floor living space, and inset with a single flight staircase that leads to a grand spindle balustrade landing with its original stained glass window.

The rear gardens are very private, inset with various patios, a shaped lawn, and four fruit trees, including a James Greeves Apple Tree, a Golden Delicious and two Conference Pear Trees, delightful. A truly substantial family home. Must be seen.

### Ground Floor Entrance Porch

Open fronted, pretty spindle balustrade side screens, tiled threshold.

### Entrance Reception Hall

15' 7" x 14' 6" (4.75m x 4.42m)

Narrowing to 9' 6". A charming period hall full of character, inset with an elegant fireplace with high ceiling with both coving, picture rail and plate rail, wood flooring throughout'

Approached from the porch via an original part panelled front entrance door inset with stained glass leaded upper lights with semi arched leaded side screen windows. Double radiator, wide carpeted spindle balustrade staircase leading to the first floor landing.





### Front Lounge

15' 1" x 13' 7" (4.60m x 4.14m)

A charming reception room, inset with a wide splayed bay with wall panelling and sealed double glazed windows with outlooks on to the enclosed frontage drive, which is screened by laurel trees for privacy. This elegant room is also inset with an imposing character fireplace, with living flame coal effect gas fire slate hearth and tiled surround, two alcoves, high coved ceiling, picture rail, large double radiator, original stripped pine panel door to entrance hall.

### Sitting Room

15' 6" x 11' 1" (4.72m x 3.38m) Independently approached from the entrance reception hall via a stripped pine original panel door with elegant handles leading to a versatile reception room with wood flooring, fireplace inset with a living flame coal effect gas fire with a slate hearth, double glazed bi-folding doors open on to a decked rear veranda, high coved ceiling, picture rail, dado rail, double radiator, double panel doors leading to.....

### Dining Room

17' 8" x 11' 10" (5.38m x 3.61m) Wood flooring throughout, high ceiling with picture rail, double radiator, and further double glazed bi-folding doors with two side screen double glazed windows opening on to and overlooking the very private well stocked enclosed rear garden.



### Downstairs Cloakroom

Modern white suite comprising slim line W.C., shaped pedestal wash hand basin, tiled flooring, and PVC double glazed obscure glass window to side, further upper light window to side. This cloakroom is approached independently from the dining room via a traditional style stripped pine panel door.

### Kitchen

12' 9" x 8' 5" (3.89m x 2.57m) Independently approached from the entrance reception hall, fitted along four sides with modern floor and eye level units with panel fronts and chrome slim line handles beneath round nosed laminate patterned worktops, incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for a dishwasher, Hotpoint stainless steel range cooker with a five ring gas hob including wok burner and a separate large built-in oven. Walls part ceramic tiled, canopy style extractor hood, space for the housing of an upright fridge freezer x 2, housing space for both a washing machine and a tumble dryer, ceramic tiled flooring, large serving hatch with fly shelf and ornamental end shelves opening in to the dining room, further white PVC double glazed window with a side garden aspect, further PVC double glazed outer door leading to the side garden.



### First Floor Landing

Approached via a wide contemporary carpeted spindle balustrade staircase leading to a half landing and a main landing, truly charming stained glass leaded window to side, high ceiling, double radiator, access to roof space.

### Bedroom One

15' 2" x 13' 8" (4.62m x 4.17m)

Inset with a wide splayed bay with sealed double glazed timber casement windows with outlooks across the frontage drive and on to Heath Park Avenue. Double radiator, high ceiling, picture rail, approached independently from the landing via a stripped pine panel door.

### Ensuite Shower Room

Positioned within this master bedroom neatly placed within the corner is a full shower room suite with ceramic tiled walls, shaped corner shower with chrome waterfall shower fitment and separate hand fitment, slim line W.C., stylish vertical chrome radiator, glass contemporary wash hand basin with mounted chrome mixer taps. Air ventilator, ceiling with spotlights.



### Bedroom Two

15' 5" x 9' 5" (4.70m x 2.87m) Independently approached from the landing via a traditional stripped pine panel door leading to a double size bedroom with a high coved ceiling, picture rail, radiator, sealed double glazed timber casement window with outlooks across the frontage drive and on to Heath Park Avenue.

### Bedroom Three

14' 10" x 11' 2" ( 4.52m x 3.40m ) Independently approached from the first floor landing via an original traditional style stripped pine panel door leading to a further double size bedroom with stripped pine flooring, high ceiling, picture rail, radiator, two alcoves, part panelled sealed double glazed French doors with matching sealed double glazed side windows opening on to.....

### First Floor Balcony

A first floor balcony with decorative railings and glass roof is approached independently from bedroom three and provides a pleasing aspect across the rear gardens.

### Bedroom Four

10' 8" x 11' 1" (3.25m x 3.38m) Approached via a further entrance recess measuring 3 ft width x 2' 8" depth. This double size bedroom benefits a high ceiling with a picture rail, a radiator, and a sealed double glazed timber casement window with a pleasing rear



garden outlook. There is also a built out cupboard neatly concealing the Worcester gas central heating boiler.

### Family Bathroom

8' 5" x 9' (2.57m x 2.74m) Independently approached from the first floor landing via an original stripped pine panel door leading to a spacious modern family bathroom with a stylish white suite and ceramic tiled walls comprising corner shaped bath with chrome taps, W.C., bidet with chrome taps and pop-up waste, circular shaped contemporary wash hand basin with chrome mixer taps mounted on a solid granite vanity shelf with vanity cupboard below and side shelves. Wet room style shower, open with chrome shower including waterfall fitment and separate hand fitment. Stylish chrome vertical towel rail, high ceiling with spotlights and air ventilator, PVC obscure glass double glazed window to side.

### Outside Entrance Drive

The property benefits from a front garden that has been designed now as a full width block paved private off street vehicular entrance drive afforded privacy and security by means of laurel hedgerow along two sides together with decorative wrought iron fence lined with garden trees to one side. This provides ample private off street vehicular parking.



### Side Garden

Fully enclosed and inset with a secure garden gate providing access to the front drive, fully block paved and walled for privacy and housing a useful timber garden shed. Further decorative gate leading to.....

### Rear Gardens

The rear gardens have been landscaped and comprise two decked patios, with an additional paved full width sun terrace with a matching pathway that leads down the rear garden, edged with maturing shrubs, hedgerow and plants, leading to a lawn with fruit trees and a further useful garden shed. The rear garden enjoys privacy and security by means of a combination of brick built boundary walls surmounted with timber fencing together with a further boundary of 6 ft high fencing affording privacy. There are strategic outside lights within the garden, and to the rear is a fully soundproofed professionally designed music studio.

### Detached Studio Entrance / Kitchen / Hall

13' 8" x 7' 9" (4.17m x 2.36m) Approached via an independent part panelled door, sealed double glazed PVC window with a rear garden outlook, laminate worktop for storage purposes.



### Recording Room

12' 1" x 12' 1" (3.68m x 3.68m) Approached from the entrance hall via a white PVC double glazed Georgian style door leading to a fully insulated recording room equipped with electric power and light together with air conditioning. Further internal door leads to.....

### Entrance Lobby

12' 1" x 3' 2" (3.68m x 0.97m) Equipped with worktops and shelving and inset with an internal door leading to.....

### Studio

15' 1" x 11' 10" (4.60m x 3.61m) Fully insulated and soundproof, equipped with air conditioning, tongue and groove walls, access to a downstairs cloakroom with W.C., all fitted with electric power and light and pine flooring, and inset with a further door that leads to a recording studio.

### Recording Studio

7' x 6' (2.13m x 1.83m) Again fully insulated currently housing a full drum kit, inset with a window that overlooks the entrance studio, and also equipped with an additional fully soundproofed smaller style room with entrance door with double glazed unit equipped with singing apparatus.





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