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115 Heath Park Avenue, Heath, Cardiff, CF14 3RG

£550,000

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02920 618552
llanishen@peteralan.co.uk



An imposing gable fronted three double bedroom semi-detached double fronted 1920's bungalow of character, the front inset with a single storey splayed bay, all beneath a re-newed pitched roof.

This substantial and versatile home, occupies a delightful position, set back with a deep private front garden and drive, fronting highly popular and sought after Heath Park Avenue, minutes away from the charming Heath Park with its large areas 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. Constructed circa 1921, this most impressive and deceptively spacious bungalow, has had many improvements in recent years including a re-wire circa 1991, a loft conversion and a new interlocking tiled roof in 1994,, whilst in 2000 a new PVC double glazed sun lounge conservatory was added with a cavity plinth wall, French doors and a polycarbonate roof. In 2009 the open plan kitchen and dining room (20'6 x 16'3) was both extended and replaced, and a modern family bathroom re-newed.

A special features are stunning new Solar panels installed in 2011, costing £11,000 and currently operating with OVO who pay approximately £250 during the spring, £500 during the summer, £250 during the autumn and £120 in the winter, a huge savings on your annually utility bills.

New PVC double glazed windows were upgraded in 2013 by Messrs Dunraven Windows, and a stylish new wet room style ensuite was added to the master bedroom in 2014.

Further features include a large, level and enclosed southerly facing rear garden, professionally landscaped in 2016 at a cost of £17,000, with stunning sun terraces, raised borders with railway sleepers, a large pergola and numerous fruit trees including Apple trees, Acer trees, Roses and Shrubs, and also Loganberry and raspberry bushes.

The property benefits gas heating with panel radiators and a modern boiler, regularly serviced, charming wood block floors, original traditional stripped pine panel door with brass handles and finger plates, stained glass leaded windows and front door, and coved ceilings with picture rails.

The generous living space comprises, an entrance porch, a sitting room, an open plan kitchen and dining room, a utility room, a PVC conservatory which opens onto and overlooks the rear gardens, a front lounge, a master bedroom with ensuite, a further double sized bedroom with a rear garden aspect, a modern family bathroom, and an attic bedroom approached from the entrance hall by a custom made returning staircase, (without current building regulation certification).

With a large and very private front garden, a private two/three car entrance drive, a no chain position, viewing is highly recommended.





Entrance Porch

Approached via a part panelled PVC double glazed front entrance door inset with stained glass leaded upper light windows with pretty PVC leaded side screen windows.

Entrance Hall

Approached via an original part panelled front entrance door inset with stunning stained glass leaded upper light windows with an overhead and matching side screen window, and leading to a central hall with original wood block flooring, high ceiling with picture rail, radiator, useful built-in cupboard housing a modern Worcester gas fired central heating boiler.

Sitting Room

14' 7" x 12' (4.45m x 3.66m)

Approached from the hall independently via an original traditional stripped pine panel door with brass handles and finger plates leading to a charming sitting room inset with a reproduction character fireplace with tiled hearth and surround and equipped with a living flame coal effect gas fire. High ceiling with coving and picture rail. Alcove with multiple shelving, large radiator, PVC replacement double glazed window with a side garden aspect.



Kitchen and Dining Room

20' 6" x 16' 3" (6.25m x 4.95m)

A very impressive and well-designed open plan L shaped kitchen and dining room equipped with an extensive range of panel fronted floor and eye level units with characteristic handles and laminate round nosed worktops, incorporating a stainless steel sink with mixer taps and drainer, integrated Hotpoint four ring gas hob beneath a canopy style extractor hood with glass surround, matching tall storage unit housing a Neff integrated fan assisted electric oven with separate grill, space with plumbing for an automatic washing machine, corner units with retractable chrome carousel shelving, concealed waste bin, drawers with custom made cutlery compartments, integrated fridge, modern unit with retractable chrome shelves, walls part ceramic tiled, pretty eye level glass fronted and leaded display cabinets with internal lights and glass shelves, vanity shelves, vinyl flooring.

Open plan to a large dining room with a full height pine Welsh dresser and ample space for a large dining table and eight chairs, three PVC double glazed clear glass windows with side garden and rear garden views, two double radiators, further outer door in pine and part panelled with a PVC double glazed side screen window overlooking and opening in to the sun lounge conservatory.



Utility Room

8' 3" x 5' (2.51m x 1.52m) Fitted along one side with a matching range of panel fronted floor and eye level units beneath round nosed laminate patterned worktops incorporating a stainless steel sink with drainer, space with plumbing for a washing machine, housing space for a tumble dryer, space also for a further upright fridge freezer, further space for an additional fridge, two PVC double glazed windows and a PVC double glazed outer door leading to both the side and rear gardens, air ventilator, radiator.

Sun Lounge Conservatory

11' 10" x 10' (3.61m x 3.05m) Constructed with a cavity plinth outer wall surmounted with white PVC double glazed clear glass windows, inset with white PVC double glazed French doors that open on to the landscaped south facing gardens, all beneath a polycarbonate roof. Charming wood block flooring, electric power points, and wall mounted electric heater.



Front Lounge

13' x 12' 5" (3.96m x 3.78m) Independently approached from the entrance hall via an original stripped pine panel door with brass handles and finger plates leading to a pleasant lounge with a reproduction character fireplace with tiled surround and hearth, white PVC double glazed window with stained glass leaded upper lights with outlooks on to the well-stocked front gardens, large radiator, full range wall dresser with multiple book shelves, housing space for a TV and panel fronted low level cupboards. High coved ceiling with picture rail, radiator.

Master Bedroom One

14' x 13' (4.27m x 3.96m)
Independently approached from the entrance hall via an original traditional stripped pine panel door with brass handles and finger plate, well fitted master bedroom with multiple panel fronted wardrobes incorporating a dressing table with side cabinets, mirror and fly shelf with spotlights. High coved ceiling, dado rail, large radiator, and white PVC double glazed window with outlooks across the well-stocked and deep frontage gardens and drive.

Ensuite Wet Room Shower

With walls ceramic tiled wet room style floor with clear glass shower screens, chrome shower unit with waterfall fitment and separate hand fitment, slim line W.C., corner shaped wash hand basin with chrome mixer taps, pop-



up waste and a built out vanity unit with high gloss doors, chrome vertical towel rail/radiator, high coved ceiling with air ventilator, pretty opaque patterned glass PVC double glazed window to side.

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)
Independently approached from the entrance hall via an original traditional stripped pine panel door with brass handle and finger plates leading to a double size bedroom equipped as an office and fitted with a corner work station with multiple shelving and panel fronted eye level cupboards/dresser with drawers below. PVC double glazed clear glass window with a pleasing outlook across the south facing and landscaped enclosed level rear gardens, radiator, high ceiling with picture rail, access to a very useful under stair storage recess cupboard.

Family Bathroom

Independently approached from the entrance hall via a stripped pine and traditional panel door with brass handle and finger plates leading to a Savoy bathroom suite remodelled in white with ceramic tiled walls and ceramic tiled floor comprising shaped shower bath with integrated Jacuzzi, chrome shower unit with glass shower screens, pedestal wash hand basin with chrome mixer taps and pop-up waste, W.C. with china handle, opaque glass PVC double glazed window to rear, air



ventilator, chrome towel rail/contemporary radiator. Built out range of very useful vanity bathroom cabinets.

First Floor Landing

Approached via a custom made carpeted returning staircase with half landing and hand rail leading to a first floor landing with eaves storage cupboard and internal window.

Attic Bedroom Three

19' 6" x 8' 3" (5.94m x 2.51m)
Width increases to 12' 8"
A double size bedroom, not currently complying to modern building regulation approval standards, incorporated around the 1980's, but designed to a good standard with modern flooring and a large velux double glazed window with blackout blind, electric power and light, built-in wardrobe and access to useful eaves roof space storage areas.

Outside Front Garden

The front garden is a very private deep outdoor space with shaped borders of multiple shrubs and plants, enclosed for privacy and security by mature hedgerow and garden trees along two sides and incorporating....

Private Entrance Drive

There is a private Tarmac off street vehicular entrance drive providing comfortable parking for 2-3 vehicles.



Side Garden

Fully enclosed and inset with a secure garden gate and providing access to the side of the property ideal storage space for wheelie bins together with a metal storage shed all enclosed by timber fencing lined with climbing ivy to afford natural screens of privacy and security. Useful outside connected water butts fed from the rainwater goods.

Rear Garden

The beautiful manicured rear gardens are large in size totally level southerly facing for maximum sunlight throughout the day, professionally landscaped in recent years and comprising of a large shaped sandstone patio area/terrace with an undercover pergola and raised flower beds constructed with railway sleepers for easy access and maintenance. There are further shaped borders of lawns and shrubs and plants, whilst the garden itself affords maximum privacy and security by timber fencing lined with trellising and lined further with mature trees and hedgerow. There is a further fruit garden located to the side of the property with additional raised flower borders constructed with railway sleepers and posts - again very private and perfect for access for maintenance and tending.





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