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165 Heathwood Road, Heath, Cardiff, CF14 4BN.

£695,000



An imposing detached bay fronted four-bedroom family home, built circa 1930, inset with two front and side two storey splayed bay windows, all beneath a hipped slate roof.

This elegant period home occupies a delightful position on the corner of St Gilds Road and Heathwood Road, with private level enclosed corner gardens, two private driveways and a detached garage.

Available with no chain, this house of character provides 1773 square feet, and retains many character features, including traditional original panel doors, stained glass leaded windows, high coved ceilings, picture rails and plate rails, and an imposing returning staircase within the generous entrance reception hall.

The spacious and well-designed living space, provides versatile accommodation for a growing family, including two large living rooms, a capacious lounge and a large open plan sitting room and dining room.

The ground floor also includes an open plan kitchen and breakfast room, a large conservatory, a utility room and a ground floor shower room.

The first floor is approached by a character staircase leading to a central landing which boasts a stunning replacement window PVC window which includes elegant stained glass leaded lights, whilst original panel doors provide independent access to four good sized bedrooms, a spacious family bathroom, and a box room which houses a gas heating boiler.

The large master bedroom also benefits a small useful ensuite shower room, whilst a wide splayed bay window overlooks charming tree lined Heathwood Road.

The property benefits replacement PVC double glazed windows, and gas heating with panel radiators.

Outside the property is set back behind a good-sized level front garden which enjoys a screen of trees which provide privacy, whilst a front entrance drive leads to a side pergola, leading onto a further rear garden, which is also very private and enclosed, and houses a second private drive, approached from St Gilds Road by timber gates, and leading to a brick-built garage.

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 Heathwood Road, 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

Ground Floor Entrance Porch

Large open fronted entrance porch with a Terrazzo threshold.

Entrance Reception Hall

16' 8" x 6' 10" (5.08m x 2.08m)

Approached via an original part panelled front entrance door with leaded upper lights, side screen windows and stained glass leaded upper lights, original plate rail, dado rail, coved ceiling, wide returning spindle balustrade staircase with a useful under stair storage cupboard, double radiator.





Front Lounge

18' x 14' maximum (5.49m x 4.27m maximum) A spacious principal reception room inset with a wide splayed bay with replacement PVC double glazed windows each with stained glass leaded upper lights and outlooks across the deep frontage and private gardens, Adam style fireplace with marble hearth and surround, coved ceiling, two alcoves, large radiator, further clear glass PVC double glazed window to the side inset with stained glass leaded upper lights, approached from the entrance hall via an original traditional panel door.

Dining Room

20' x 12' 5" (6.10m x 3.78m) Approached from the entrance hall via an original traditional panel door, a substantial further reception room inset with a wide splayed bay with PVC replacement double glazed windows each with stained glass leaded upper lights and outlooks on to the side gardens, large radiator, coved ceiling, dado rail, further PVC double glazed window with a side garden aspect, pine fireplace surround with cast iron grate and marble hearth.

Kitchen And Breakfast Room

18' x 9' 10" (5.49m x 3.00m) Independently approached from the dining room via an original traditional panel door leading to an open plan kitchen and breakfast room with both matching panel fronted floor and eye level units along three sides beneath laminate patterned worktops, with matching eye level display cabinets with spotlights and glass shelves, integrated four ring electric hob, integrated Servis fan



assisted electric oven, concealed extractor hood within a built-out canopy, integrated Whirlpool dishwasher, stainless steel sink with double bowl, drainer and mixer taps, ceramic tiled flooring, wall's part ceramic tiled, radiator, original traditional panel door leading to an outer hall, further double French doors leading to.....

Conservatory

17' 9" x 8' 3" (5.41m x 2.51m) Constructed in timber surmounted on to a cavity brick plinth outer wall inset with French doors that open on to the rear gardens, all beneath a glass roof. Tiled flooring, double radiator, windows along two sides with rear garden outlooks. Electric power and light.

Outer Hall

Approached from the kitchen providing utility space with plumbing for a washing machine, two clear glass PVC double glazed windows with side garden aspect, radiator.

Shower Room

Ceramic tiled walls and floor, open cubicle, no shower fitment, W.C. with concealed cistern, mounted wash hand basin, radiator, access to a small roof space, obscure glass PVC double glazed window to side, further obscure glass double glazed PVC window to rear. Approached from the outer hall via an original traditional panel door.

First Floor Landing

Approached via a wide returning spindle balustrade staircase leading to a central landing inset with a replacement double



glazed window further inset with original stained glass leaded lights, access to roof space, large radiator.

Master Bedroom One

18' x 14' 1" (5.49m x 4.29m) Approached independently from the landing via an original traditional panel door leading to a good size master bedroom inset with a wide splayed bay with replacement PVC double glazed windows with outlooks across the private front gardens and on to tree lined Heathwood Road, further PVC double glazed window to side, coved ceiling, double radiator, range of full height wardrobes.

Ensuite Shower Room

Walls largely ceramic tiled, shower cubicle with chrome shower unit, pedestal wash hand basin with mixer taps, W.C., air ventilator.

Bedroom Two

12' 5" x 12' (3.78m x 3.66m) Approached independently from the landing via an original traditional panel door leading to a further double size bedroom inset with a wide splayed bay with PVC double glazed replacement windows with a side garden aspect, double radiator, alcove bookshelves.

Bedroom Three

10' x 10' (3.05m x 3.05m) Independently approached from the landing via an original traditional panel door, radiator, two PVC double glazed windows one with a side garden aspect and the second with a rear garden aspect.



Bedroom Four

10' 7" x 6' 10" (3.23m x 2.08m) Approached independently from the landing via an original traditional panel door, picture rail, radiator, replacement PVC double glazed window inset with elegant original stained glass leaded lights.

Bathroom

9' 9" x 7' 7" (2.97m x 2.31m) White suite with walls ceramic tiled comprising shaped corner bath with mixer taps and mixer shower fitment, separate fully tiled shower cubicle with chrome shower unit and clear glass shower door and screen, W.C., shaped pedestal wash hand basin with chrome mixer taps, two PVC double glazed replacement windows each with obscure glass and a side aspect. Radiator. Approached independently from the landing via an original traditional style panel door.

Box Room

7' 2" x 4' 5" (2.18m x 1.35m) Independently approached from the landing via an original traditional style panel door, wall mounted Viessmann gas central heating boiler, replacement PVC double glazed window with obscure glass to side. Full height built out linen cupboard.

Outside Front Garden

Very private level and laid to lawn inset with various garden trees providing natural privacy, enclosed by low brick-built boundary walls.



Entrance Drive

Off street private Tarmacadam entrance drive with double gates surmounted on to two brick pillars.

Side Garden

Continuing from the driveway enclosed and screened by conifer trees to afford excellent privacy and security leading to a timber pergola lined with wisteria. Outside water tap.

Rear Garden

Corner garden totally level and enclosed by 6 ft high brick-built boundary walls mainly laid to lawn inset also with a small, paved sun terrace and screened by trees.

Entrance Drive Two

At the bottom of the rear garden is a further private off street vehicular entrance drive with double timber gates that lead to a detached brick built single garage.

Garage

With up and over door, courtesy window and courtesy door to gardens.

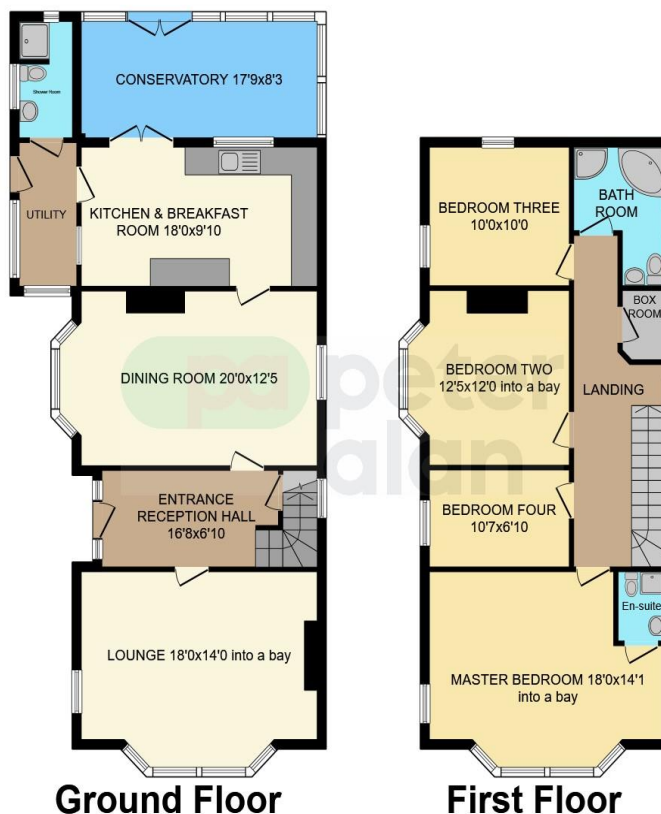






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