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6 Heath Park Avenue, Heath, Cardiff, CF14 3RH.

£575,000

 **peter  
alan**

02920 618552  
llanishen@peteralan.co.uk







A large traditional purpose built four bedroom bay fronted semi-detached house of character, built circa 1926, with cavity elevations in white rough cast render, above a facing brick plinth, all beneath a modern pitched slate roof replaced circa 2000.

This substantial family home fronts wide and highly respected Heath Park Avenue, just a few minute's walk equidistantly to both the scenic Roath park lake, Heath Park and the University Hospital of Wales. this charming period home provides bight and versatile living space, 1410 square feet, with many stunning original features including wood block floors, original strip pine panel internal doors, three imposing original character fireplaces, high coved ceilings, and elegant stained glass leaded windows.

The property has been extended in recent years to provide an open plan fitted kitchen, dining room and sitting room, inset with white PVC double glazed French doors with clear glass side screen windows that open onto and overlook the delightful, enclosed level rear gardens, together with high velux double glazed windows allowing sufficient natural light into this amazing social space.

The hallway of character includes an original spindle balustrade staircase with moulded skirting boards, picture rails, a wide under stair recess, approached by a stained-glass part panelled leaded front entrance door.

There is also a large front lounge with a wide bay window.

The first floor comprises four good sized bedrooms, and a bathroom with a separate wc, whilst the property also includes gas heating with panel radiators and a modern Baxi Combi (2015) and serviced annually, a modern consumer unit-distribution electric box circa 2010, and replacement PVC double glazing installed circa 2015 by Everest windows, with also several windows and outer doors replaced in 2021. Outside the property is approached by a private off-street block paved vehicular entrance drive with double gates surmounted on to two brick pillars and continuing to the side of the property leading on to a garage. There is also a good sized and level enclosed rear garden, which is chiefly laid to lawn, and enclosed to afford privacy and security along three sides by a combination of brick-built boundary walls and timber panel fencing. A truly charming well-built and well-designed four-bedroom family home in a very desirable location. Must be seen!

### Ground Floor Entrance Porch

Approached via double white part panelled double glazed front entrance doors leading into an original porch.

### Entrance Hall

14' 8" x 7' ( 4.47m x 2.13m ) Approached via an original part panelled front entrance door inset with stained glass leaded windows with matching side screen and upper light windows, opening in to a hallway of character with an original spindle balustrade staircase with molded skirting boards, picture rails, a wide under stair recess, and original wood block flooring. Charming stained glass leaded window to side, radiator.





### Front Lounge

16' x 13' 7" ( 4.88m x 4.14m ) Approached independently from the entrance hall via an original stripped pine panel door with brass handles leading to a generous and charming front lounge inset with a large and imposing character fireplace with cast iron grate, slate hearth and mantel mirror, wide splayed bay with replacement PVC double glazed windows with leaded coloured glass upper lights and outlooks on to Heath Park Avenue. High coved ceiling, original picture rail, double radiator, charming wood block flooring.

### Sitting Room

14' x 11' 9" (4.27m x 3.58m) Approached independently from the entrance hall via an original stripped pine traditional panel door into an entrance recess leading into the sitting room. This charming room is also inset with a large and imposing character fireplace with dual mantel and living flame coal effect gas fire with slate hearth, original wood block flooring, high ceiling with picture rail, radiator.

### Dining Room

10' 9" x 8' (3.28m x 2.44m) With ceramic tiled flooring, high atrium style ceiling inset with two velux double glazed windows, spotlights, radiator, white PVC double glazed French doors with clear glass side screen windows opening on to and overlooking the delightful, enclosed level rear gardens.



### Kitchen

19' 5" x 8' 8" (5.92m x 2.64m) Fitted along three sides with a full range of panel fronted floor and eye level units with laminate worktops incorporating a sink unit with mixer taps and drainer, Hotpoint range cooker with five ring gas hob and large integrated electric fan assisted oven, Hotpoint extractor hood, space with plumbing for a washing machine, ceramic tiled flooring throughout, radiator, ceiling with spotlights, PVC double glazed window with a view across the side drive, PVC part panelled double glazed outer door opening on to the side drive, further PVC double glazed clear glass window with a pleasing rear garden outlook. Integrated fridge freezer, wine rack.

### First Floor Landing

Approached via a single flight carpeted spindle balustrade staircase leading to a half landing and a spindle balustrade main landing, original stained glass leaded window to side, high ceiling with access to roof space, original built-in wall cupboard housing a Baxi wall mounted gas combi heating boiler.

### Master Bedroom One

16' x 13' (4.88m x 3.96m) Approached independently from the landing via an original traditional stripped pine panel door with characteristic door handles and lock, wide splayed bay with replacement PVC double glazed windows with tilt and turn facility and coloured leaded upper lights with outlooks on to Heath Park Avenue, high ceiling with picture rail, two wide alcoves, original character fireplace, radiator.



### Bedroom Two

13' 10" x 11' 9" (4.22m x 3.58m) Independently approached from the landing via an original stripped pine traditional panel door with characteristic handles and reproduction character lock, white PVC double glazed window with a pleasing rear garden view, picture rail, radiator, two alcoves.

### Bedroom Three

9' 9" x 8' 8" (2.97m x 2.64m) Independently approached from the landing via an original stripped pine traditional panel door with characteristic handles leading to a good size third bedroom inset with a white PVC double glazed window with a pleasing rear garden outlook, high ceiling with picture rail, radiator.

### Bedroom Four

8' 3" x 7' 10" (2.51m x 2.39m) A good size fourth bedroom approached independently from the landing via an original stripped pine traditional panel door with characteristic handles. Stripped pine floorboards, radiator, tilt and turn PVC double glazed window with outlooks on to Heath Park Avenue, picture rail.

### Family Bathroom

White suite with walls largely ceramic tiled comprising panel bath with mixer taps and mixer shower fitment, shaped pedestal wash hand basin, patterned glass PVC double glazed window to side, radiator, approached independently from the landing via an original traditional stripped pine panel door.





### Separate W.C.

Separate W.C. approached independently from the landing via an original stripped pine panel door, and housing a slim line W.C., radiator, patterned glass PVC double glazed window to side.

### Outside Front Garden

Laid to lawn, edged with borders of shrubs and plants, enclosed to the front by low brick-built boundary walls and to the side by laurel hedgerow.

### Entrance Drive

Private off-street block paved vehicular entrance drive with double gates surmounted on to two brick pillars and continuing to the side of the property leading on to.....



### Garage

Semi-detached single garage with up and over door, slate roof, externally finished in white rough cast render.

### Rear Garden

Good sized and level enclosed rear garden chiefly laid to lawn and enclosed to afford privacy and security along three sides by a combination of brick-built boundary walls and timber panel fencing. Useful courtesy gate leading on to the side entrance drive.







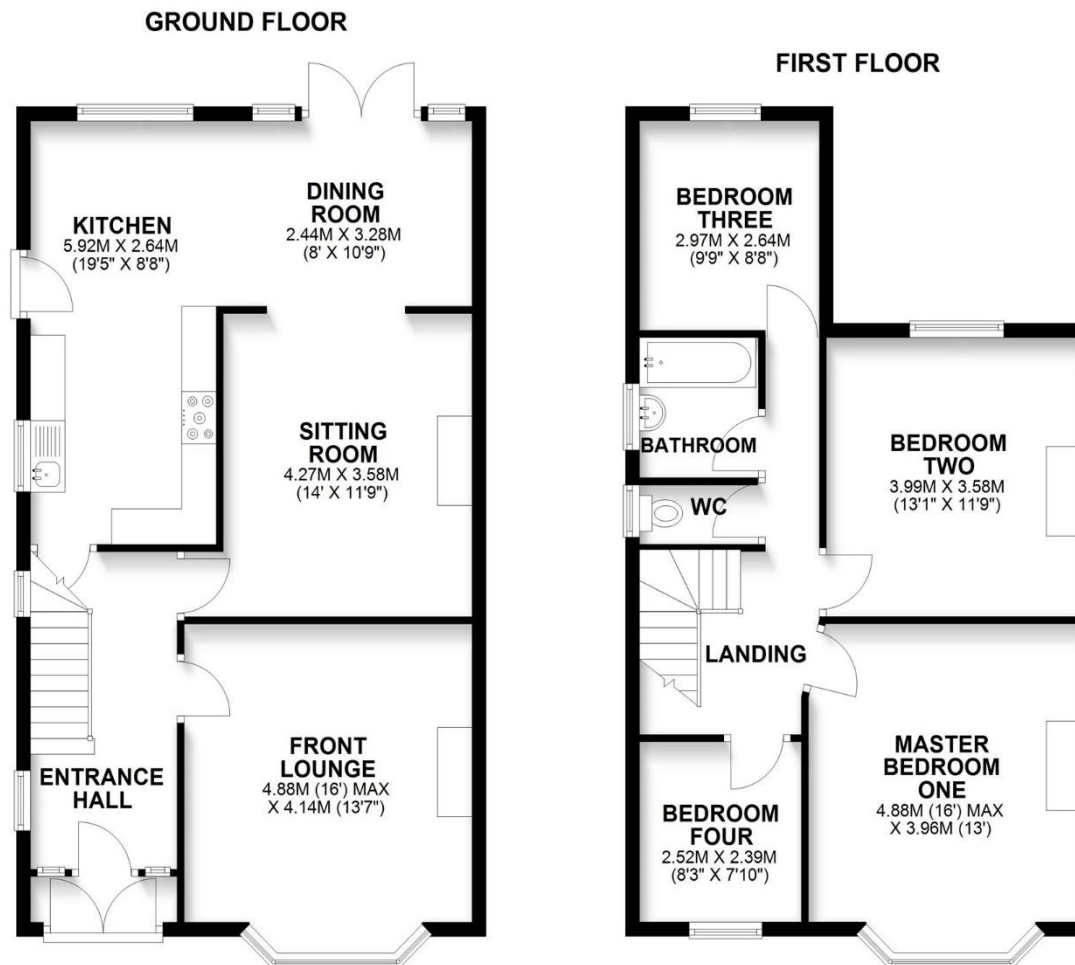






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