



Heritage Drive

| Caerau | Cardiff | CF5 5QD



HERITAGE DRIVE

Offers In Excess Of £285,000



Bathroom

seller that the property is freehold. We have been advised by the seller of the following:- "recently installed upgraded heating system and combi boiler with a 10 year boiler warranty, Recently installed new kitchen.

Rear Garden

Tiered rear garden, keyblock patio, raised decked sitting area, lawn, decorative concrete retaining walls, shrubs and flower borders, cold water tap and outside light, gate to the front,

Garage

A single integral garage with up and over door to the front.

Front

Off street parking for two vehicles, gate to the rear, mature shrubs and lawn.

Tenure and additional information

We have been advised by the

No chain. An immaculate, four bedroom detached family home positioned on this no through road overlooking the greenery in Caerau. Tastefully presented throughout by the current owners, the accommodation briefly comprises: Entrance Hall, Lounge opening up into the Dining Room, Modern Fitted Kitchen, Utility Area and Cloakroom to the ground floor. To the first floor are Four Bedrooms with an En-Suite to the Master and a family Bathroom. The property further benefits from a private teared rear garden as well as off street parking and integral garage to the front. Heritage Drive, a popular private development in Caerau The property is close to local schools and shops, Culverhouse Cross is close by with its major outlets and you can easily reach both Cardiff City Centre and Cardiff Bay with its range of shopping malls, restaurants, bars, cafes and leisure activities. Internal viewings are a must!

Entrance Hall

Entered via a double glazed composite front door, herringbone laminate, radiator.

Lounge

14'2 x 13'6

Double glazed box bay window to the front, electric fireplace, two radiators, stairs to the first floor, herringbone laminate.

Dining Room

9'4 x 7'8

Double glazed French doors to the garden, radiator, door to kitchen, herringbone laminate.

Kitchen

9'3 x 9'4

Double glazed window to the rear, wall and base units, four ring electric hob, integrated oven and microwave and cooker hood above, one and a half bowl ceramic sink with mixer tap,

integrated fridge/freezer, corner carousel cupboard, tile effect laminate in kitchen.

Utility

5'1 x 5'2

Double glazed door to the garden, wall and base units with worktop, space and plumbing for a washing machine (included in the sale) , space and plumbing for a condensing tumble dryer, (included in the sale) a modern Worcester gas combination boiler. luxury vinyl floor.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, luxury vinyl floor.

First Floor Landing

Stairs rise up from the lounge, access to loft space.

Bedroom One

13'5 max x 10'3 max

Double glazed window to the front, radiator, door to en suite.

En Suite

5' x 4'7

Double obscure glazed window to the front, corner shower with plumbed shower, w.c and wash hand basin, part tiled walls, shaver point, heated towel rail, luxury vinyl floor.

Bedroom Two

8'9 x 11'9

Double glazed window to the front, radiator, built in storage cupboard.

Bedroom Three

6'9 x 9'4

Double glazed window to the rear, radiator.

Bedroom Four

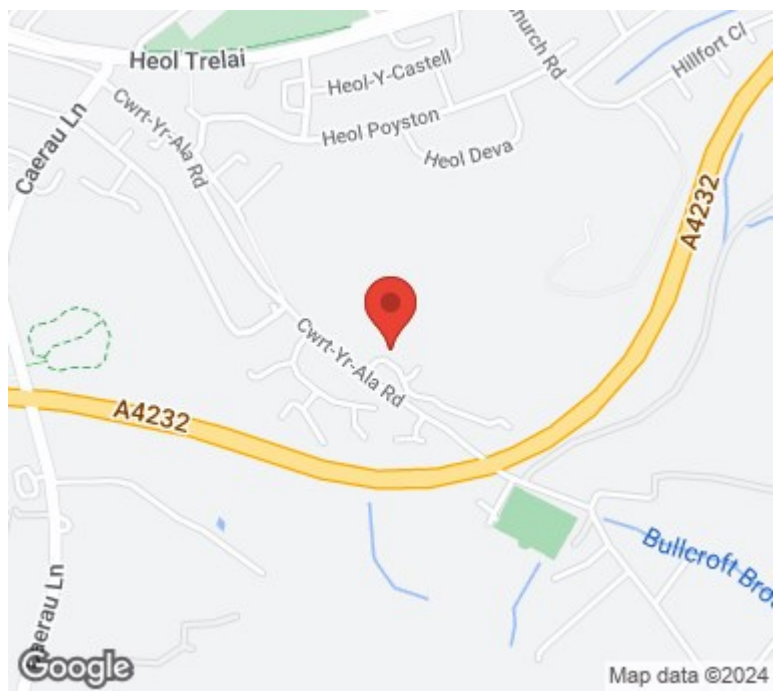
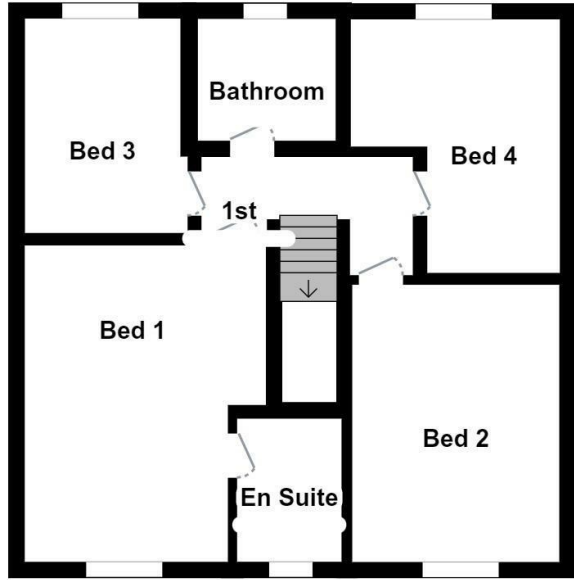
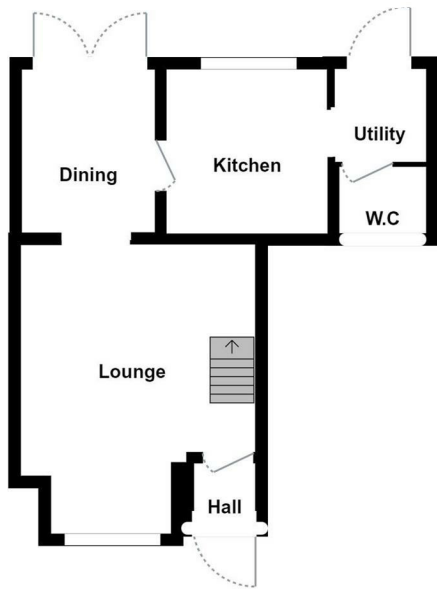
8'9 max x 10'11 max

Double glazed window to the rear, radiator, recess for two sets of wardrobes.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.