



Heritage Drive

| Caerau | Cardiff | CF5 5QD



HERITAGE DRIVE

Offers In Excess Of £270,000



wash hand basin with mixer tap and tiled splashback. Wood laminate flooring. Radiator.

Rear Garden

Tiered garden with wall, stone chippings and lawn area, path to side and gate,

Garage

A single integral garage with up and over door to the front, power and light. 5.25m x 2.4m

Front

Driveway, lawn and paved path, steps up to the front door.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D.

Recent price reduction! No chain! Recently refurbished with new kitchen & bathrooms. A modern three bedroom semi-detached house placed in this no through road overlooking a large green open space in Caerau. Ready for the next occupier to move straight in, this would make a perfect family home.

The spacious accommodation briefly comprises: Entrance Hall. Though Lounge/Dining Room leading into a newly Fitted Kitchen, Utility Area and Cloakroom to the ground floor. To the first floor are Three Good Size Bedrooms with an En-Suite to the Master and a newly fitted family Bathroom. The property further benefits a generous rear enclosed tiered garden, as well as off street parking for two cars and an integral garage to the front with a possibility of converting into an additional room.

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 double-glazed front door, double-glazed window to the side, radiator, stairs to the first floor, wood laminate flooring.

Lounge

10'7 x 13'4

Double-glazed window to the front Radiator. Electric fireplace with mantle piece. Built-in storage. Archway to the dining area. Wood laminate floor.

Dining Room

8'2 x 8'2

Archway from the lounge. Double-glazed window to the rear. Radiator. Continuation of wood laminate floor.

Kitchen

8'1 x 8'11

Double-glazed window to the side. Fitted modern kitchen with wall and base units and worktops. Built-in

electric oven, gas hob and extractor fan over. Sink and drainer with mixer tap. Continuation of wood laminate flooring. Space for fridge. Archway to utility room.

Utility

Double-glazed door to the side leading out to the rear garden. Wall-mounted boiler. Worktops. Space and plumbing for washing machine and further appliances.

Cloakroom

Fitted with w.c and wash hand basin, radiator, laminate flooring.

First Floor Landing

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

Bedroom One

12' max x 10'4 max

Double glazed window to the rear, radiator.

En Suite

8'8 max x 5'1 max

Double obscure glazed window to the front, double shower with plumbed shower, w.c and wash hand basin, shaver point, extractor fan, part tiled walls, radiator, tiled flooring.

Bedroom Two

10'8 x 11'10

Three double glazed windows to the front, radiator, built in storage cupboard, recess for wardrobe.

Bedroom Three

6'3 x 10'

Double glazed window to the rear, radiator, wood laminate flooring.

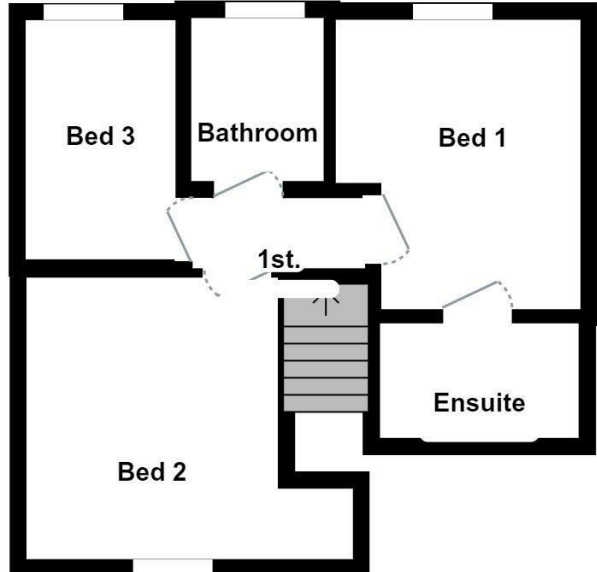
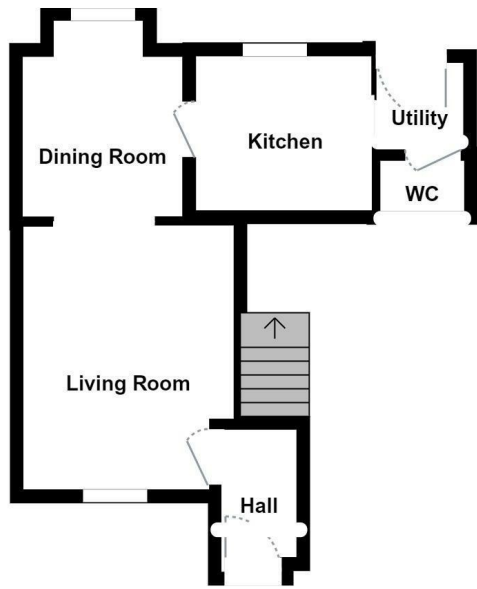
Bathroom

6'9 x 5'7

Obscure double-glazed window. Panelled bath with shower plumbed over and glass screen, w/c and vanity



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(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.