



CRYSTAL AVENUE




HEATH





CRYSTAL AVENUE

HEATH, CF23 5QL - £469,750

 3 bedroom(s)  1 bathroom(s)  1024.54 sq ft

JeffreyRoss are proud to bring to the market this rare opportunity to bring to the market this impressive 3 bedroom semi detached family home on Crystal Avenue. The property is within walking distance to Heath Upper & Lower Train stations, Roath Park Lake and Cardiff High School and is sat in an impressive plot that offers further potential. The property briefly comprises Entrance porch, Hallway, Bay fronted living room with feature log burner and remote control blinds, the dining room benefits French doors onto the garden and opens onto the kitchen and separate downstairs WC. The dining room and hallway also benefits from under floor heating. To the first floor are three good size bedrooms and family Bathroom. The loft has been boarded and accessed via bedroom three. To the rear is an impressive rear garden with mature boarders and raised patio an decked areas. Driveway Parking for 2 cars.

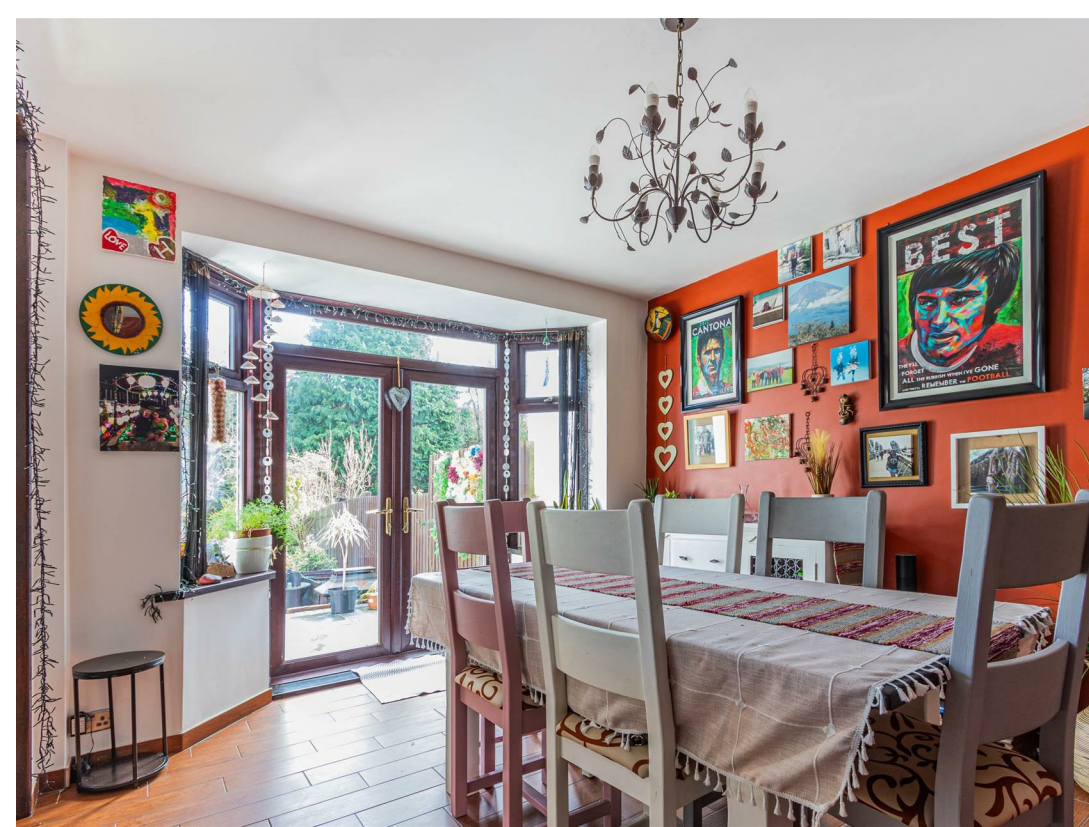
Take a closer look at our interactive Virtual walk through that allows you to space plan your furniture to check if it fits.


PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreycross.co.uk
02920 499680
Director







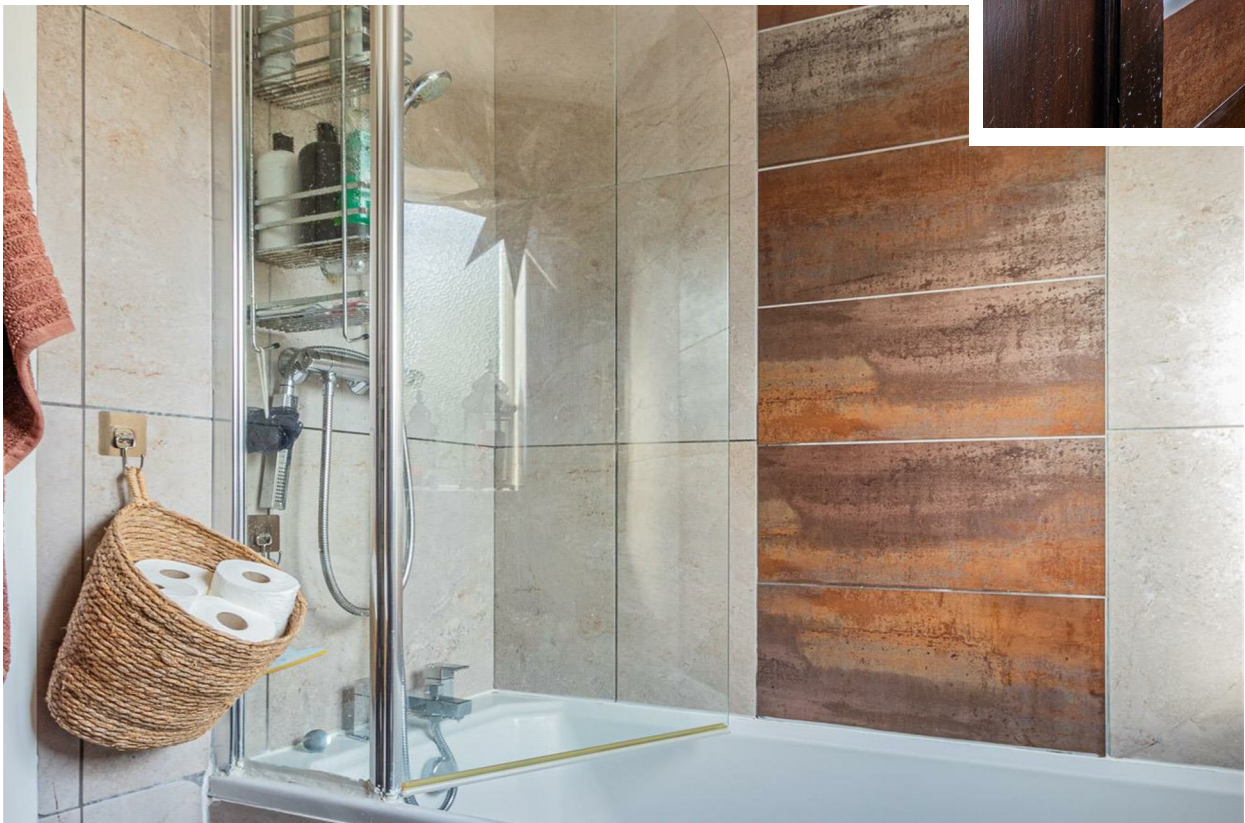
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE PORCH

ENTRANCE HALLWAY

Under floor heating

BAY FRONTED LIVING ROOM

3.76m x 4.47m (12'4 x 14'8)

DINING ROOM

3.76m x 4.34m (12'4 x 14'3)

Under floor heating

KITCHEN

2.03m x 4.37m (6'8 x 14'4)

DOWNSTAIRS WC

6'4 x 2'6 (19'8" x 13'1" x 6'6" x 19'8")

TO THE FIRST FLOOR

BEDROOM ONE

3.63m x 4.60m (11'11 x 15'1)

BEDROOM TWO

3.63m x 3.66m (11'11 x 12')

BEDROOM THREE

2.13m x 2.46m (7' x 8'1)

BATHROOM

2.39m x 1.80m (7'10 x 5'11)

DRIVEWAY

Parking for 2 cars

GARDEN

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - E

SCHOOL CATCHMENT

My English medium primary catchment area is Ton-Yr-Ywen Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Mynydd Bychan (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

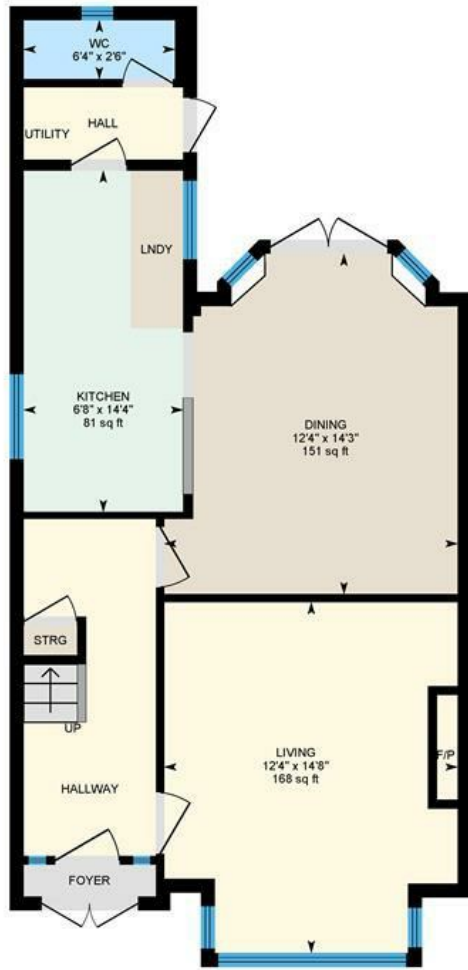


Impressive 3 bedroom family home on this popular road boarding Heath and Roath Park.

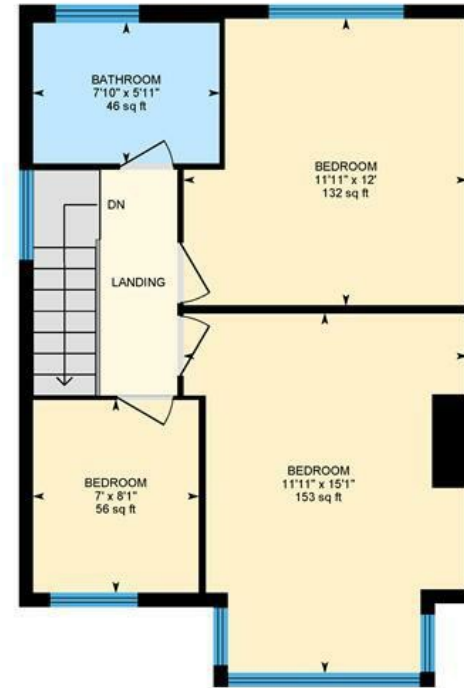
Comments by Mr Elliott Hooper-Nash

Crystal Ave, Roath Park, CRF

Main Building: Total Interior Area 1024.54 sq ft



Ground Floor
Interior Area 559.94 sq ft



1st Floor
Interior Area 464.59 sq ft



PREPARED: 2024/03/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



www.jeffreyross.co.uk

Jeffrey Ross