

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SUMMERFIELD AVENUE  
HEATH





#### HALL

#### SHOWER ROOM

1.57m x 1.68m (5'2" x 5'6")

#### LOUNGE

3.53m x 4.37m (11'7" x 14'4" )

#### FAMILY ROOM

3.07m x 3.73m (10'1" x 12'3")

#### KITCHEN DINER

4.39m x 6.60m (14'5" x 21'8")

#### BATHROOM

2.77m x 1.42m (9'1" x 4'8")

#### LANDING

#### BEDROOM 1

4.75m x 4.50m (15'7" x 14'9")

#### BEDROOM 2

3.10m x 3.76m (10'2" x 12'4")

#### BEDROOM 3

2.82m x 1.91m (9'3" x 6'3")

#### GARDEN

#### GARAGE

#### TENURE

Freehold, but this is to be confirmed by your solicitor

#### COUNCIL TAX

Band - E







## SUMMERFIELD AVENUE

HEATH, CF14 3QA - £329,950



3 Bedroom(s)



1 Bathroom(s)



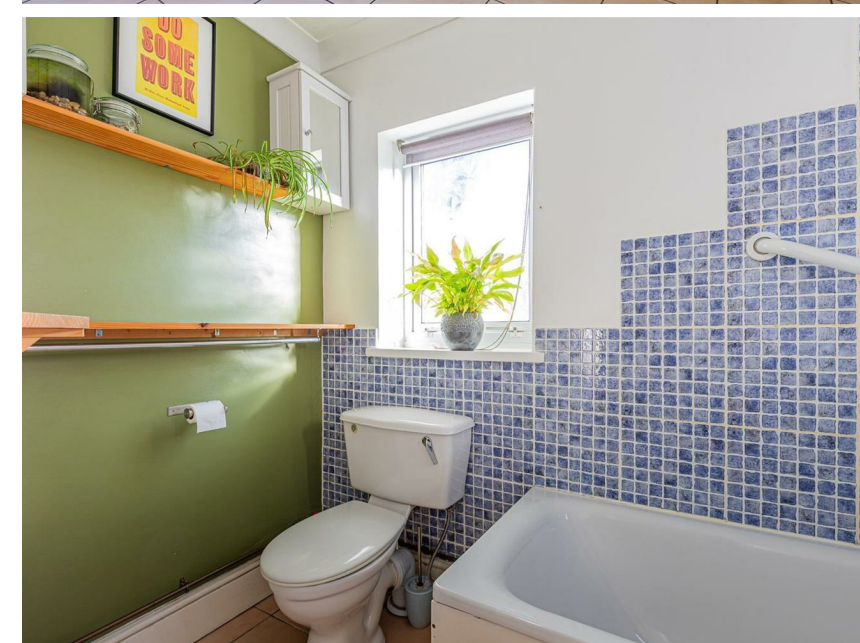
1064.00 sq ft

### NEW PRICE !

We are pleased to offer for sale is this 3 bedroom end of terrace period home. Offering an entrance hall, lounge, sitting room, open plan kitchen diner, bathroom and additional shower room to ground floor. Upstairs there are three bedrooms. The property further benefits from an enclosed rear garden and GARAGE easily accessed from the side road.

Located a short walk from Roath Park, Cardiff university hospital of Wales, as well as a choice of High streets such as Whitchurch rd, making this a perfect first home.

Offered with NO ONWARD chain.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager

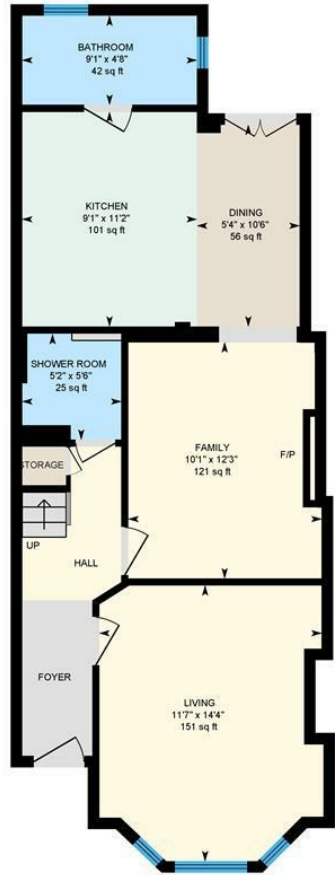






Summerfield Ave, Heath, CRF

Main Building: Total Interior Area 1064.68 sq ft



Ground Floor



1st Floor



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.



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		
	51	75
England & Wales		EU Directive 2002/91/EC