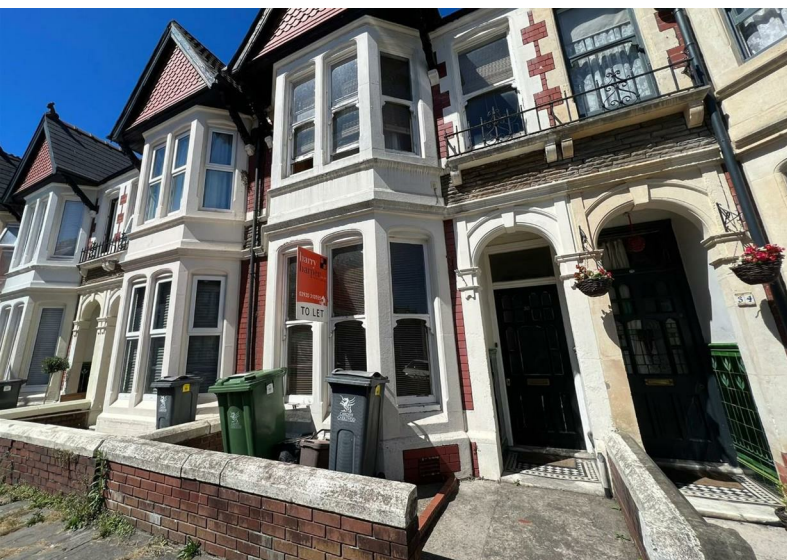


36 Heathfield Road, Cardiff, CF14 3JY

£2,000 Per Month



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£2,000 Per Month



Introduction

We are pleased to present this traditional five-bedroom terraced house, situated in the highly desirable Heath area of Cardiff. Perfectly suited for professionals or sharers, this spacious property offers ample living space combined with a convenient location close to local amenities, parks, and schools.

Living Space

Upon entering the property, you are welcomed by an inviting entrance hall that leads to a spacious living room. This area is ideal for relaxing and entertaining, featuring high ceilings and original features that add a touch of character to the home.

Kitchen

The fitted kitchen is located on the ground floor and boasts generous storage space and modern appliances. It is designed to cater to all your culinary needs, providing a practical and enjoyable cooking environment.

Bedrooms

This property offers five well-proportioned double bedrooms, two of which are situated on the ground floor. The remaining three bedrooms are located on the first floor, ensuring ample space for residents and guests alike.

Bathroom

The modern bathroom is also located on the first floor and includes contemporary fixtures and fittings. It offers a clean and comfortable space for daily routines.

Additional Features

The property benefits from UPVC double glazed windows and gas central heating, ensuring a warm and energy-efficient living environment. Additionally, the front forecourt and rear garden provide outdoor spaces for relaxation and recreation.

Location

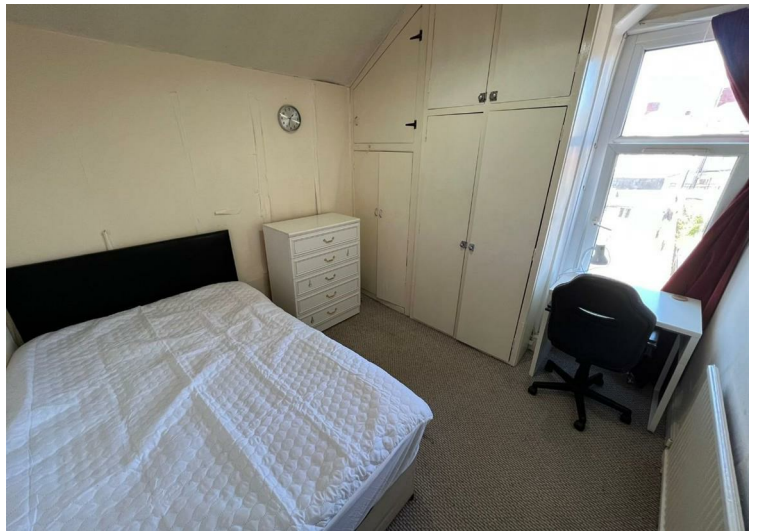
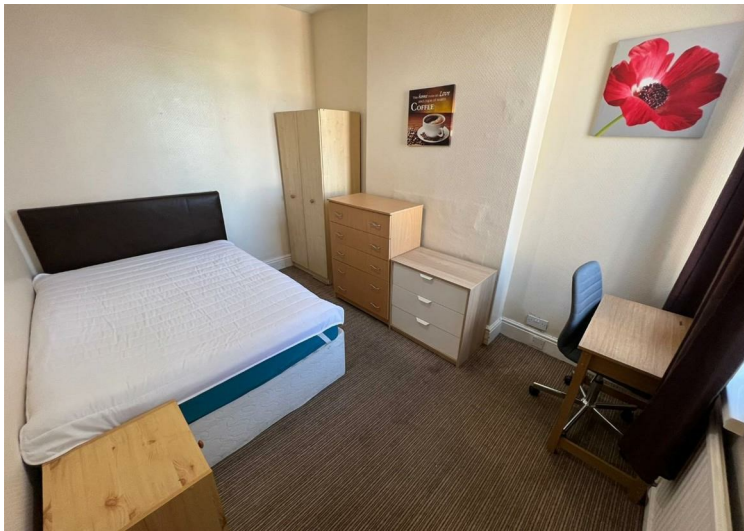
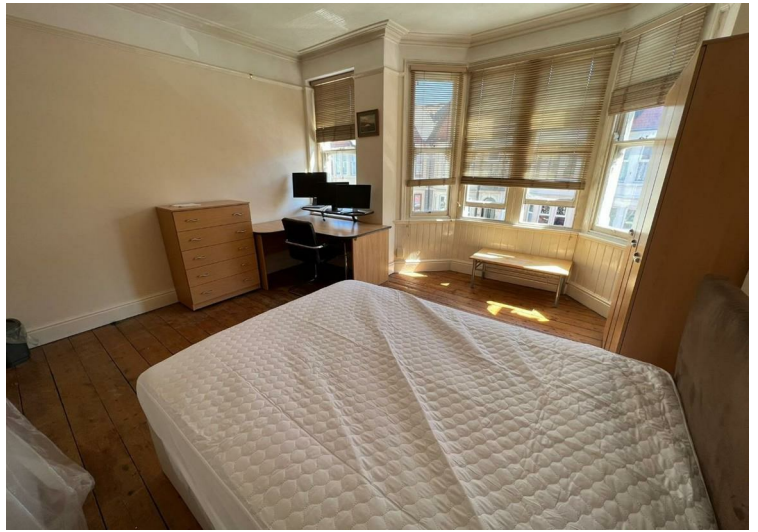
The Heath area is renowned for its quiet residential streets and proximity to essential amenities. Residents can enjoy easy access to Maindy Leisure Centre and Gelligaer Street Park. The local amenities on North Road, Cathays Terrace, and Whitchurch Road are within walking distance, offering a variety of shops, cafes, and restaurants.

Proximity to Key Locations

The property is conveniently located near the University Hospital of Wales, Companies House, and the Taff Trail, making it an excellent choice for healthcare professionals and employees working in these institutions. Additionally, the City Centre is easily accessible, providing further shopping, dining, and entertainment options.

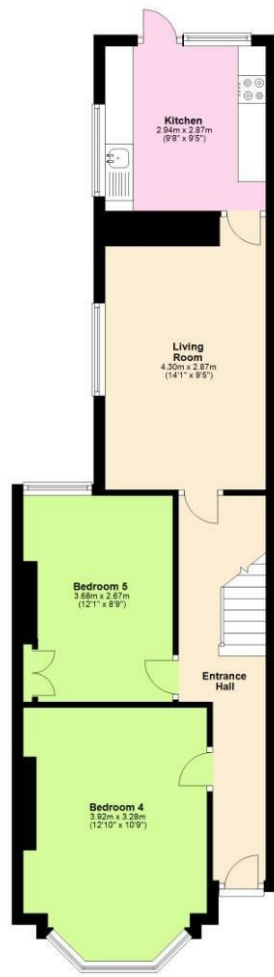
Council Tax

Band E.





Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(B2 plus) A	75
(B1-B1)	
(B9-4B)	
(B5-6B)	
(B9-5A)	
(D1-3B)	
(1-2B)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.