



222. Caerphilly Road, Cardiff, CF14 4NR

Price £280,000

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A Timeless Treasure in Heath, Cardiff

Embark on a journey through time and opportunity with the unveiling of 222 Caerphilly Road, a treasured heirloom within the vibrant heart of Heath, Cardiff. This cherished property, held dear by a single family since its inception, now opens its doors to new custodians.

Historical Significance

This residence holds a narrative steeped in local craftsmanship. The original owner, a skilled artisan of his era, meticulously installed the first windows along this historic road, leaving a legacy of dedication and quality. The property's unique wide lane, once a path for the craftsman's wooden cart, now serves as a quaint reminder of its storied past.

Potential for Transformation

This double bay fronted, end-terraced haven is a blank canvas awaiting the strokes of renovation. A visionary's delight, it is poised to be transformed into a contemporary abode or a respectful nod to its period charm. With its solid bones and original features, the property is an ideal project for the avid DIY enthusiast, an astute investor, or a family seeking to grow roots in a home that evolves with them.

Ground Floor Features

The ground floor welcomes with an entrance hall that leads to a lounge and dining room, each room echoing the tales of family gatherings and warmth. The kitchen stands ready to be reimagined, alongside an inner hallway, a storage cupboard, and a cloakroom, all promising functional space.

Upper Floor Comforts

The upper story houses a shower room, two double bedrooms, and a single bedroom, each a sanctuary of potential comfort and style.

Outdoor Space

Step outside to discover an enclosed rear garden, offering a private slice of the outdoors, a space for children to frolic or for summer evenings under the stars.

Modern Conveniences

The property boasts on-street parking, double glazing, and gas central heating, ensuring the foundations of modern convenience are firmly in place.

Prime Location

222 Caerphilly Road's position is nothing short of exceptional. A stroll away from a myriad of amenities, bus links, and the esteemed University Hospital of Wales, convenience is your neighbour. Heath Park and Llwynfedw Gardens whisper the promise of tranquil escapes, while the proximity to major thoroughfares like the A48 and M4 places the entirety of Cardiff and beyond at your doorstep.

Smooth Transition

Offered with no chain, the property ensures a smooth transition, inviting you to make your mark without delay. Whether you aim to craft a modern masterpiece or restore a period jewel, 222 Caerphilly Road stands as a testament to possibilities.

Lounge

10'10" x 11'10" (3.32m x 3.63m)

Dining Room

12'0" x 11'5" (3.66m x 3.48m)

Kitchen

5'10" x 11'1" (1.80m x 3.40m)

Bedroom One

10'2" x 10'10" (3.12m x 3.32m)

Bedroom Two

10'8" x 12'0" (3.26m x 3.66m)

Bedroom Three

7'3" x 7'8" (2.22m x 2.36m)

Shower Room

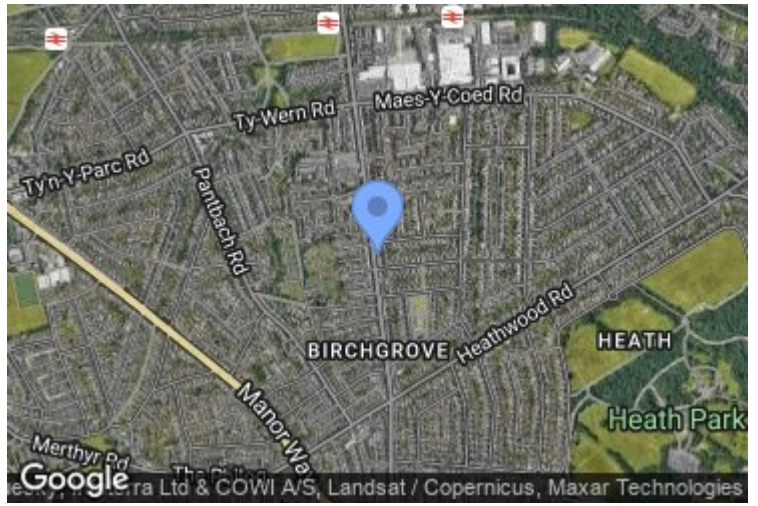
5'11" x 6'6" (1.82m x 1.99m)

Tenure

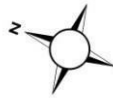
We have been advised that the property is FREEHOLD and is being sold with NO CHAIN.

Council Tax
Band D.





Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	74
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small> England & Wales	

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