



4 BEDROOMS

1 BATH + WC

**OFF
ROAD PARKING &
GARAGE**

**ENCLOSED
GARDEN**

DETACHED

1033 SQFT

GUIDE PRICE: £265,000 - £275,000

Discover this delightful four-bedroom detached house in Heathcliffe Close, Cardiff, offering a driveway, integral garage, and a generous rear garden. An ideal family home close to amenities.



02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk

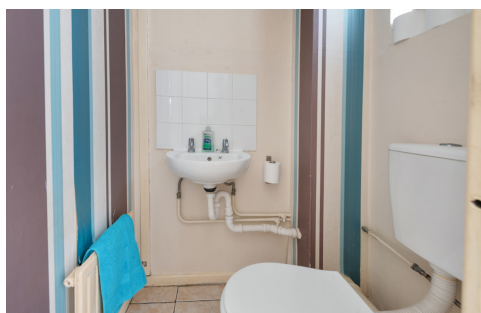
ENTRANCE HALL

Entered via pvc front door into entrance hall, painted walls and ceiling, carpet flooring, doors leading to WC, garage, living room and dining room.



LIVING ROOM

Window to front aspect, carpet flooring, painted walls with featured papered wall, textured ceiling, carpet flooring, radiator, feature electric fireplace with surround.



GROUND FLOOR WC

Low level WC, wall mounted wash hand basin with hot and cold taps, radiator, painted walls with feature papered wall, textured ceiling, tiled flooring, glazed window to side aspect.



DINING ROOM

Window to rear aspect, dado rail with papered wall above, textured ceiling, carpet flooring, radiator.



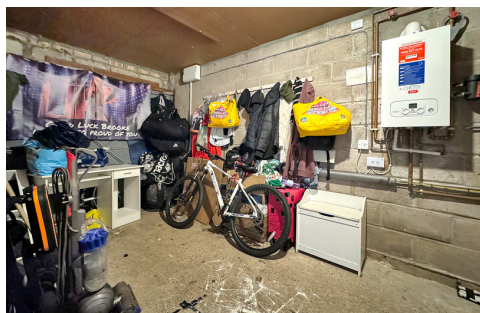
KITCHEN

A range of wall and base units, stainless steel sink with mixer tap set upon complimenting work surfaces, space for white goods, space for oven with extractor fan set above, tiled walls, textured ceiling, tiled flooring, window and door to rear past.



REAR GARDEN

Enclosed generously sized rear garden with paved patio area, decorative shrubs and the remainder laid to lawn, side access.



INTEGRAL GARAGE

Integral garage with electrics, wall mounted boiler, up and over door to driveway.

LANDING

Window to side aspect, painted walls, textured ceiling, carpet flooring, doors leading to all rooms.



BATHROOM

Window to side aspect, tiled splash back, remainder of walls painted, painted ceiling, radiator, vinyl flooring, panelled bath, pedestal wash hand basin, close couple WC.



BEDROOM 1

Window to front aspect, dado rails with painted walls, textured ceiling with coving, carpet flooring, radiator.



BEDROOM 2

Window to rear aspect, painted walls, textured ceiling, carpet flooring, radiator.



BEDROOM 3

Window to rear aspect, papered walls, textured ceiling, carpet flooring, radiator.

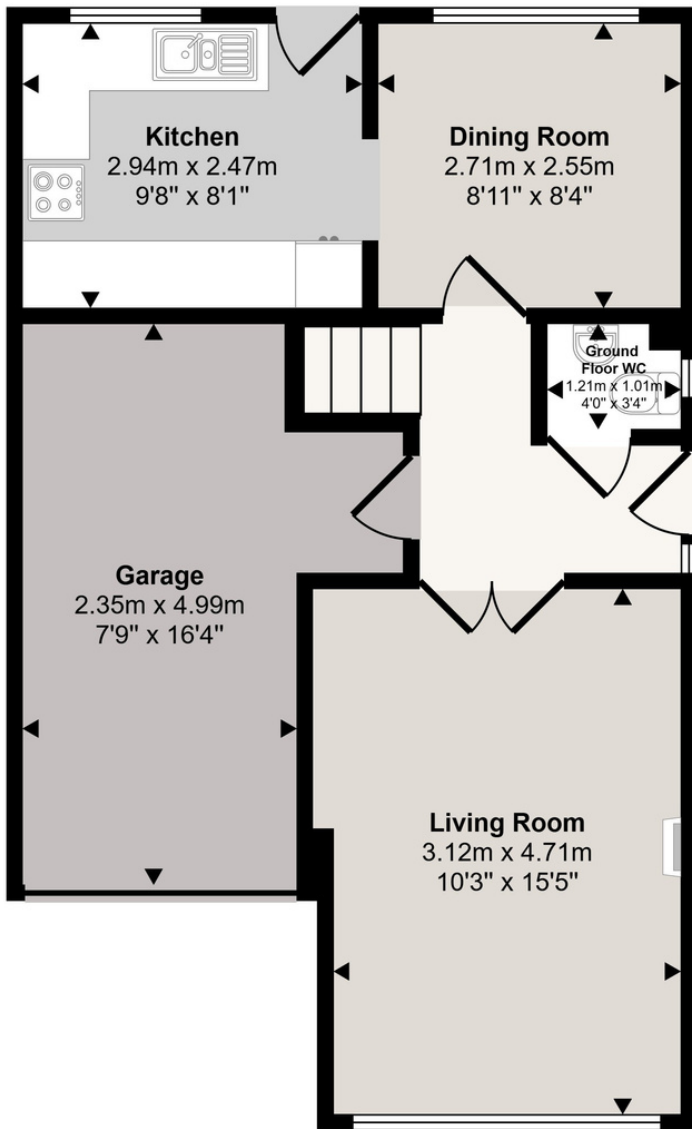


BEDROOM 4

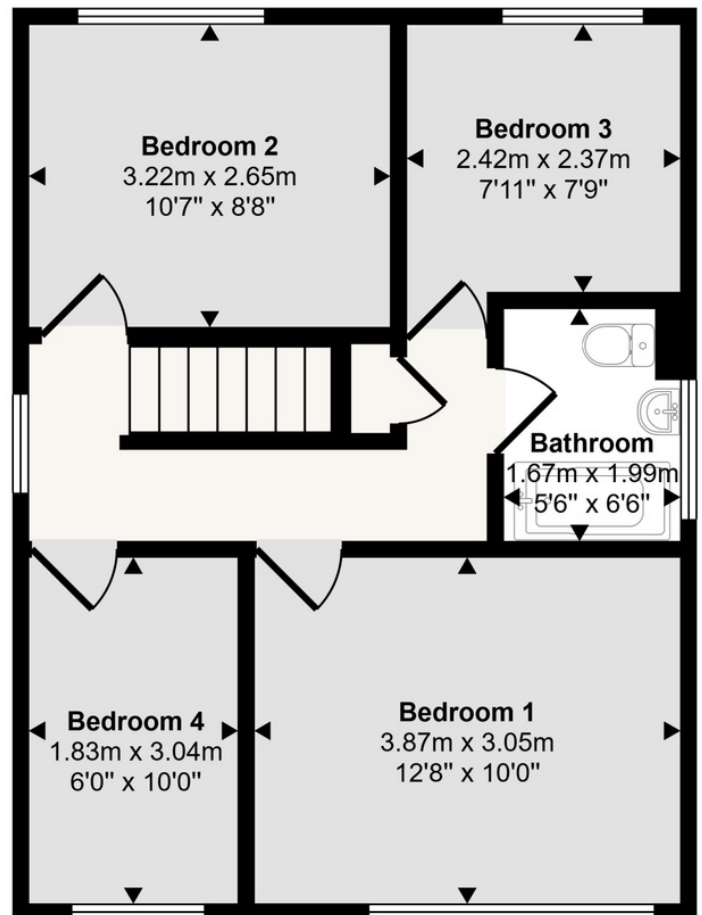
Window to front aspect, painted walls, textured ceiling, carpet flooring, radiator.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 51 sq m / 550 sq ft



First Floor
Approx 45 sq m / 484 sq ft

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know about new properties?



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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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