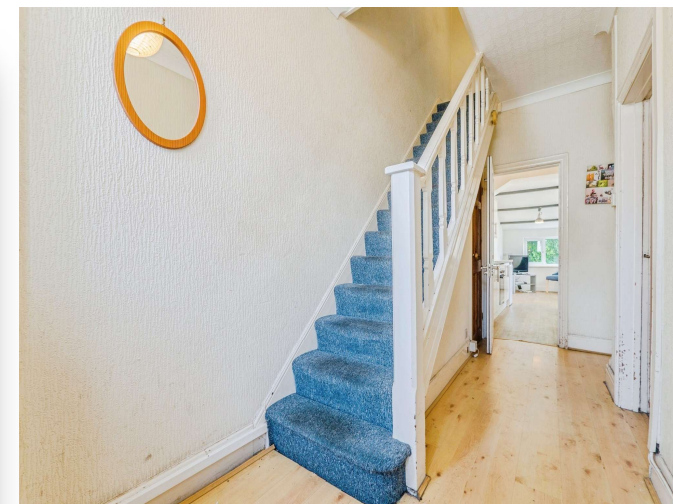




Longspears Avenue, Heath Cardiff CF14 3NU

welcome to

Longspears Avenue, Heath Cardiff

Traditional bay-fronted mid-terrace in the sought-after Heath, close to local amenities, Heath Hospital and excellent transport links. Offering two reception rooms, kitchen/diner, three bedrooms, enclosed rear garden and no onward chain.

Ground Floor

Entrance

Via double glazed door into:

Hallway

Stairs rising to first floor, laminate flooring, understairs cupboard and access to:

Reception Room One

12' 11" x 11' 9" (3.94m x 3.58m)

Double glazed bay window to front aspect, feature fireplace, radiator and powerpoints.

Reception Room Two

14' 3" x 11' 5" (4.34m x 3.48m)

Double glazed bay window to rear aspect, radiator and powerpoints.

Kitchen/Dining Area

22' 9" x 7' 3" (6.93m x 2.21m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, space for washing machine and fridge/freezer, powerpoints, double glazed windows to side and rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

14' 7" x 11' (4.45m x 3.35m)

Double glazed bay window to front aspect, exposed floorboards, radiator and powerpoints.

Bedroom Two

14' 1" x 11' (4.29m x 3.35m)

Double glazed bay window to rear aspect, exposed floorboards, radiator and powerpoints.

Bedroom Three

8' 7" x 7' 11" (2.62m x 2.41m)

Double glazed window to front aspect, laminate flooring, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled walls, radiator, vinyl flooring and double glazed window to rear aspect.

Outside

Front Forecourt

Mainly paved.

Rear Garden

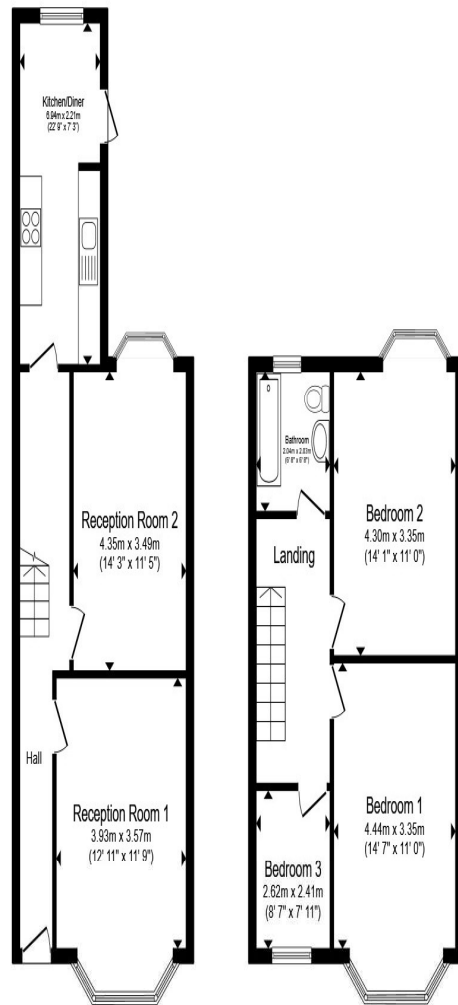
Enclosed, low maintenance, mainly paved with planted beds.

Detached Outbuilding

Brick built and pedestrian door.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor

First Floor

Total floor area 99.5 m² (1,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Longspears Avenue,
Heath Cardiff

- Traditional Bay Front Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Dining Area
- First Floor Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£325,000



view this property online allenandharris.co.uk/Property/ROA115020



Property Ref:
ROA115020 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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