

# Heathwood Road

CARDIFF, CF14 4JN

£425,000

Hern & Crabtree



# Heathwood Road

Set along the well regarded Heathwood Road, this attractive semi detached home offers a thoughtful balance of period detail and practical living, arranged across two floors and complemented by a generous garden setting. The interiors retain a sense of character with parquet flooring, original fireplaces, and bay fronted rooms that draw in natural light throughout the day.

The ground floor unfolds from a welcoming hallway into two reception rooms, each with its own distinct atmosphere, providing flexible spaces for both everyday living and more formal occasions. The kitchen sits to the rear with access to a useful pantry and adjoining utility and cloakroom, creating a layout that supports the rhythm of daily life with ease.

Upstairs, three bedrooms are arranged around a central landing, with the principal rooms enjoying original fireplaces and open outlooks. A family bathroom completes the accommodation.

Outside, the gardens are a particular feature, with a well proportioned rear space offering areas for dining, planting, and relaxation, alongside useful outbuildings and rear access. The front garden provides the added benefit of off road parking.

Heath is widely regarded as one of Cardiff's most established residential areas, known for its tree lined streets and strong sense of community. The property is within easy reach of Heath Park, a much loved green space ideal for walking and recreation, as well as the University Hospital of Wales. Local amenities include independent shops, cafes, and everyday conveniences, while nearby railway stations provide direct connections into Cardiff city centre. A selection of well regarded schools serves the area, making it a practical choice for a range of buyers.



## sq ft

### Storm Porch and Entrance Hall

A small storm porch leads to a wooden front door with a double-glazed obscure glass panel inset and a matching side panel. The entrance hall features parquet flooring, a radiator, a picture rail, and stairs rising to the first floor with useful storage beneath.

### Living Room

Positioned to the front, this room benefits from a double glazed bay window, parquet flooring, picture rail, and a radiator. A fireplace with wooden mantel, tiled insert, and marble hearth provides a focal point, currently fitted with a gas fire.

### Second Reception Room

A well proportioned reception room with a double glazed bay window to the rear, picture rail, and radiator. The fireplace features a wooden surround, tiled backing, and tiled hearth with a gas fire.

### Kitchen

Fitted with a range of wall and base units, laminate work surfaces, and a stainless steel sink and drainer. There is space for a gas oven and a large fridge freezer. The room has a tiled floor, radiator, and window with door leading into the rear corridor. A useful pantry with wooden flooring and shelving provides additional storage.

### Rear Corridor and Utility Area

The corridor includes a double glazed window to the side and a door with obscure glazed panels leading to the outside. There is a tiled floor and radiator. A small utility area houses the condensing boiler and offers space and plumbing for a washing machine.

### Downstairs WC

Fitted with a toilet and featuring a double glazed obscure glass window to the rear.

### First Floor Landing

Accessed via a staircase with wooden bannisters and picture rail. There is a hatch providing access to the loft.

### Master Bedroom

A spacious principal bedroom with a double glazed bay window to the front, picture rail, and radiator. Features an original fireplace with cast iron mantel and surround.

### Second Bedroom

Double glazed window to the rear, radiator, and original fireplace with cast iron mantel and surround.

### Third Bedroom

Double glazed window to the front, picture rail, built in cupboard, and radiator.

### Bathroom

Double glazed obscure window to the side. Comprises a bath with tiled surround, sink, toilet, and Triton electric shower. Lino flooring, radiator, and a large airing cupboard.

### Front Garden

A generous front garden with a paved area providing off road parking, a small lawn, wooden fencing to the front boundary, and a hedge separating the neighbouring property. Additional small planted areas enhance the frontage.

### Rear Garden

An enclosed rear garden with fenced boundaries and a rear access gate. The garden includes a paved seating area, a large lawn, and a section with slate chippings. There are mature flower beds and trees, a cold water tap, a small garage accessed via a door from the garden, a shed, and an additional storage structure.

### Disclaimer

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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

