

Heathwood Road

CARDIFF, CF14 4BP

GUIDE PRICE £300,000

**Hern &
Crabtree**



Heathwood Road

Nestled on a generous corner plot on the highly sought-after, tree-lined Heathwood Road, this traditional two-bedroom semi-detached bungalow offers a fantastic opportunity to create a home that perfectly suits your style. Ideally located within walking distance of local amenities, Heath Park, and the University Hospital of Wales, and with bus links conveniently on the road, this property provides both tranquillity and convenience in a prime location.

The bungalow features a spacious living room and a separate dining area, offering a great layout for relaxation and entertaining. The kitchen and adjacent utility space provide practical living, while two well-proportioned bedrooms offer comfortable accommodation. The shower room is conveniently located, providing ease of access for everyday living.

Externally, the property benefits from a delightful front garden, offering plenty of space for gardening or simply enjoying the peaceful surroundings.

This charming bungalow presents a wonderful opportunity for those looking to personalise and enhance a traditional home in a highly desirable area. With its fantastic location and potential, it's an ideal choice for downsizers, professionals, or anyone seeking a peaceful retreat. Viewing is highly recommended.

- Two bedroom Semi-Detached bungalow
- Sought after location
- Bus links on the road
- Council Tax = E
- Corner plot
- Walking distance to amenities
- Close to Heath Park and UHW
- EPC = C



801.00 sq ft

Entrance Porch

3'3 x 5'2

Entered via a composite door with double glazed leaded window. Double glazed windows to both sides, tiled walls and floor. Original wood front door with stained glass details to the entrance hall.

Hallway

Two radiators, large built-in storage cupboard with radiator. Door to:

Living Room

14'10 x 12'4

Double glazed bay window to the front, coved ceiling, ceiling rose. Slate hearth, radiator. Archway to the dining area.

Dining Room

9'7 x 5'11

Double glazed windows to the side, single glazed stained glass window to the front. Radiator. Meters.

Kitchen

13'6 x 5'10

Double glazed windows to the side. Fitted with wall and base units with work tops over, stainless steel sink and drainer, tiled splash back. Integrated four ring gas hob, integrated electric oven and grill. Space and plumbing for a washing machine. Integrated fridge. Tiled floor. Combination boiler. Double glazed door to the leads to the utility.

Utility Space

2'11 x 15'9

Wooden door to the front of the property. Concrete floor, brick wall, space for freezer.

Bedroom One

11'8 x 13'6

Double glazed bay window to the side, picture rail, fitted wardrobes, radiator.

Bedroom Two

9'8 x 9'11

Double glazed window to the side, picture rail, radiator.

Shower Room

5'10 x 10'5

Double obscure glazed window to the utility lobby for natural light. Tiled walls and floor. Shower, WC, wash hand basin, heated towel rail. Additional fan heater.

External

Front

Corner garden plot. Paved driveway, gravel flowerbeds, mature trees. Lawn area. Mature borders. Low rise wall. Hand rails, step to the entrance door.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC = C

Council Tax Band = E

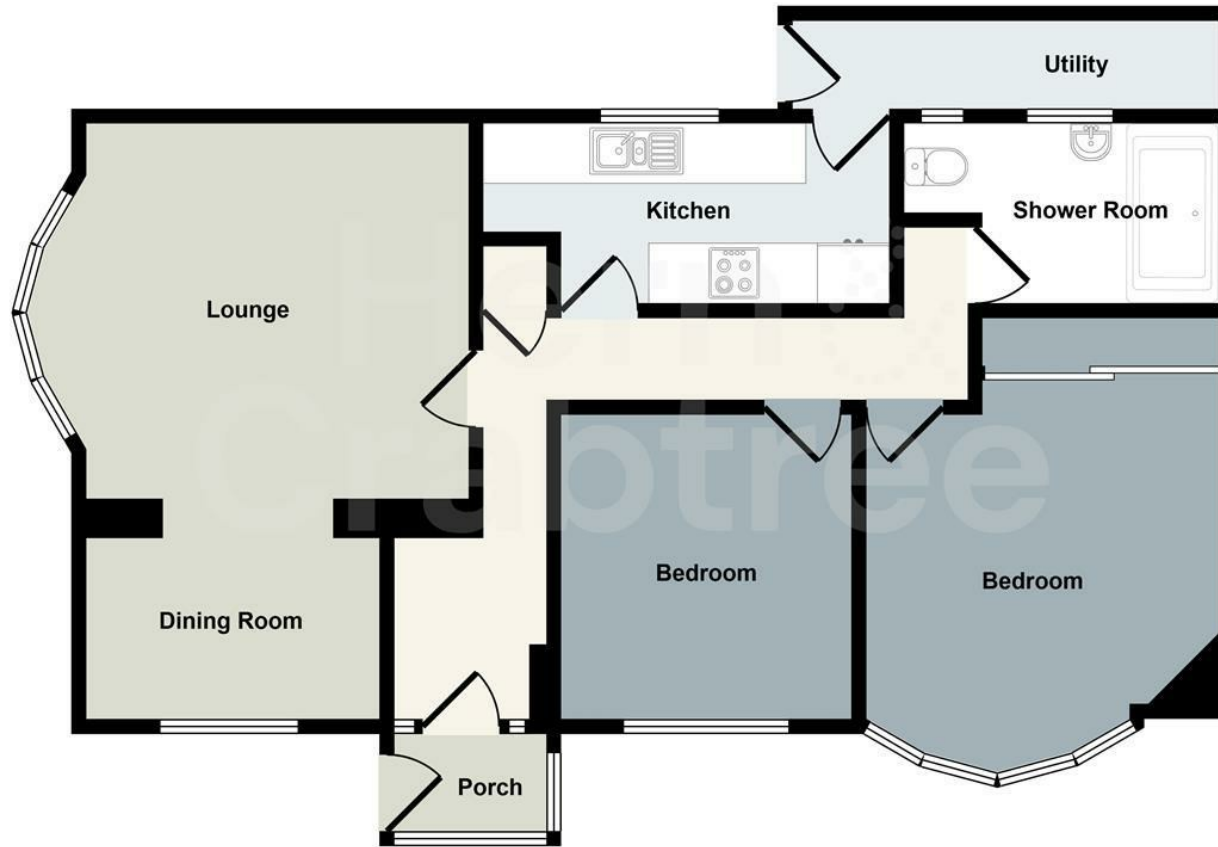
Disclaimer

Disclaimer Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. 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.





Approx Gross Internal Area
74 sq m / 801 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(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	

Floorplan

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.

Good old-fashioned service with a modern way of thinking.

