

Heathway,
Heath, Cardiff,
CF14 4JQ

THOMAS H WOOD

Asking Price
£435,000

3 Bedrooms
House - Semi-Detached

An excellent opportunity to acquire a traditional three bedroom semi-detached family home, built circa 1930s, occupying a desirable position along the highly sought-after Heathway in the heart of Heath, Cardiff. Offered for sale with vacant possession and no ongoing chain, this property offers generous and versatile accommodation together with excellent potential for modernisation and further extension, subject to the necessary consents.

The accommodation briefly comprises an entrance hallway, bay-fronted living room, separate dining room opening into a conservatory overlooking the rear garden, and a spacious fitted kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed south-west facing rear garden, driveway providing off-road parking and a detached single garage. The property further benefits from a new roof installed in 2020 and a replacement central heating boiler fitted in 2026.



ENTRANCE HALLWAY

Entered via a UPVC panelled entrance door with obscure glazed panel, matching glazed side panels and over light. Tiled flooring, double radiator, coving to ceiling, staircase to the first floor, obscure UPVC double glazed window to side and understairs storage cupboard.

LIVING ROOM

12'6" x 14'7"

A generous reception room with UPVC double glazed bay window to front, double radiator within the bay, fitted shelving and storage cupboard to alcove, and coving to ceiling.

DINING ROOM

12'0" x13'8"

A spacious second reception room with inset electric log-effect fireplace, radiator, coving to ceiling and double glazed sliding patio doors opening into the conservatory.



Features

- Traditional 1930s three bedroom semi-detached property
- Sought-after Heathway location in the popular Heath area
- Two reception rooms and conservatory overlooking the rear garden
- Enclosed south-west facing rear garden
- Detached single garage and driveway providing off-road parking
- Excellent potential for modernisation and extension, subject to consent
- Convenient for University Hospital of Wales, shops, schools and transport links

CONSERVATORY

11'0" x 9'0"

An additional reception area overlooking the rear garden, with UPVC double glazed windows, obscure glazed side panels, pitched roof and UPVC sliding patio doors providing access to the garden.









KITCHEN
9'3" x 19'9" (max into bay)
Fitted with a range of wall and base units, stainless steel sink and drainer with chrome mixer tap positioned within the side bay, UPVC double glazed windows overlooking the garden and UPVC double glazed door to the side. Tiled flooring and splashbacks, coving to ceiling, freestanding gas cooker and spaces for fridge/freezer and washing machine.

FIRST FLOOR

LANDING
Obscure UPVC double glazed window to side, coving to ceiling and access to loft space.

BEDROOM ONE
11'8" x 15'0"
Generous principal double bedroom featuring a UPVC double glazed bay window to front and radiator.

BEDROOM TWO
11'8" x 14'6"
Spacious double bedroom with UPVC double glazed window overlooking the rear garden, fitted mirrored sliding wardrobes, built-in cupboard housing the combination boiler and radiator.

BEDROOM THREE
7'2" x 7'11"
UPVC double glazed window to front, coving to ceiling and radiator. Also suitable as a nursery or home office.

FAMILY BATHROOM
7'3" x 7'8"
White three-piece suite comprising panelled bath with electric shower over, vanity wash hand basin with chrome mixer tap and low-level WC. Tiled walls and splashbacks, obscure UPVC double glazed window to side, double radiator and wood-effect cushioned flooring.

OUTSIDE

FRONT
Garden, Driveway & Garage
Paved front garden area with mature planted borders. Driveway providing off-road parking and access to a detached single garage, offering further parking or storage.

REAR
Enclosed south-west facing rear garden, predominantly laid to lawn with paved pathway leading to a patio area at the rear. Mature planted borders, trees and shrubs create a pleasant, private setting. Potting shed and additional storage room.



3 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: D

Information

- Postcode: CF14 4JQ
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1092.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

DETACHED GARAGE
8'5" x 15'7"
Up-and-over garage door, power and lighting, with a separate door providing access to the attached storage shed.

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band F













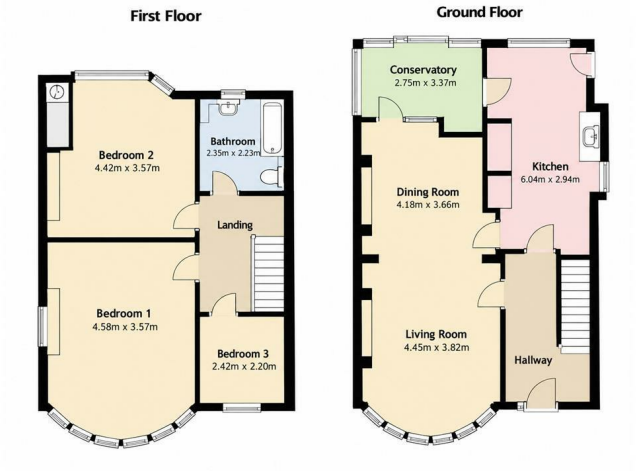


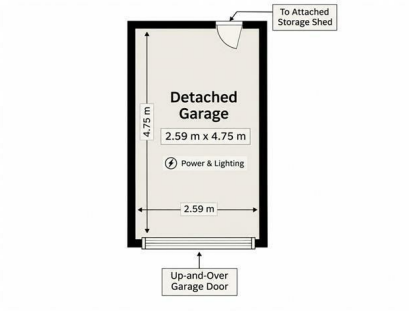


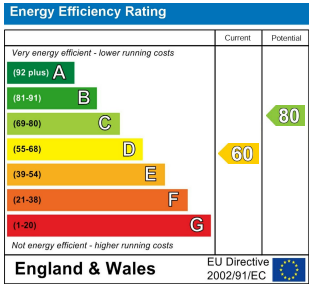




13 Heathway — Floor Plans



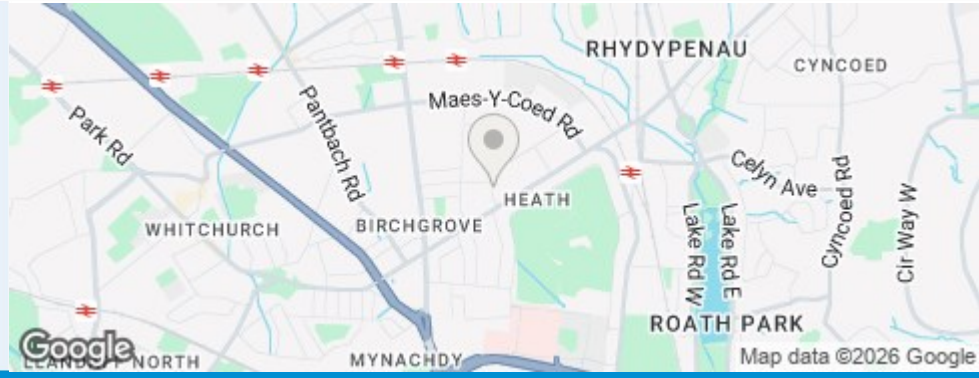




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Conveniently positioned for the University Hospital of Wales (Heath Hospital). Heath Park and Roath Park provide opportunities for outdoor recreation, while local schools and public transport connections are readily accessible. Nearby Heath High Level and Heath Low Level railway stations provide rail connections, and there is convenient access to the A48, A470 and M4 motorway network.

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