

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



HEATHWOOD ROAD

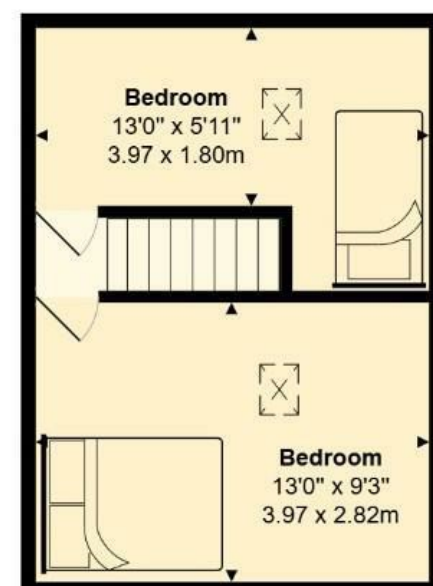
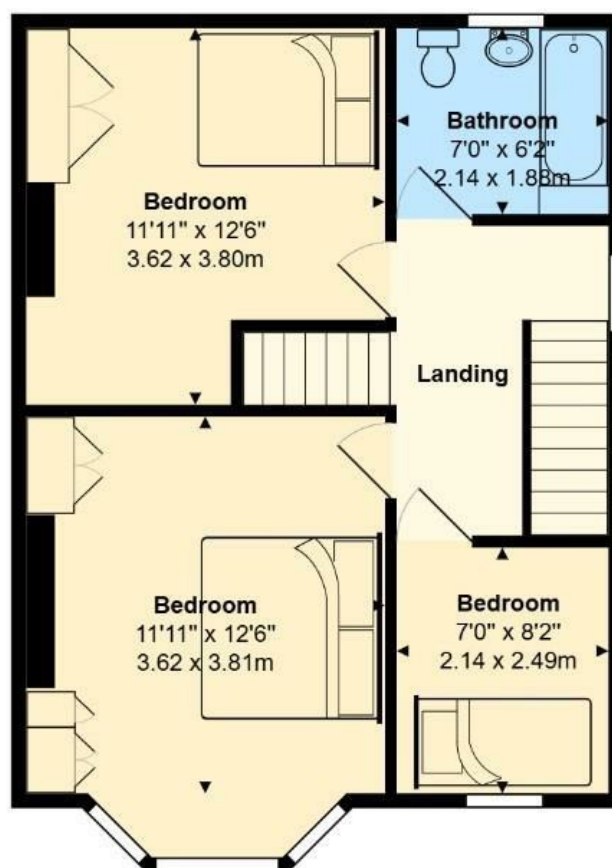




## Heathwood Road

Total Area: 1338 ft² ... 124.3 m²

All measurements are approximate and for display purposes only







This attractive three-bedroom semi-detached home on Heathwood Road offers generous, light-filled living space ideal for families. Set within a sought-after school catchment, it sits in a friendly neighbourhood close to parks, shops, and everyday amenities. With two bathrooms and a practical layout, it provides both comfort and convenience. A warm, welcoming setting, it's a fantastic choice for those seeking a well-located family home.

Comments by - Mr Max Tustin



## HEATHWOOD ROAD

, CF14 4JP - ASKING PRICE - £475,000

 3 Bedroom(s)  2 Bathroom(s)  1388.00 sq ft

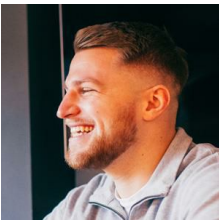
On the desirable Heathwood Road in Cardiff, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,388 square feet, the property boasts ample living space, including two versatile attic bedrooms that provide excellent flexibility for families seeking a welcoming environment. The well-proportioned rooms are filled with natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is its location within a great school catchment area, making it particularly appealing for families with children. The surrounding neighbourhood is known for its friendly community and excellent amenities, ensuring that all your daily needs are within easy reach. Whether you are looking for local parks, shops, or recreational facilities, you will find everything you need just a stone's throw away.

With two bathrooms, this property offers practicality and convenience for busy family life. The semi-detached design provides a sense of privacy while still being part of a vibrant community. This home is not just a place to live; it is a place to create lasting memories. If you are searching for a family home in a great area, this property on Heathwood Road is certainly worth considering.

### PROPERTY SPECIALIST

**Mr Max Tustin**  
max@jeffreygross.co.uk  
Sales Negotiator







**Hall**

**Living room**  
3.89 x 3.81 (12'9" x 12'5")

**Dining room**  
5.83 x 3.80 (19'1" x 12'5")

**W,C**

**Kitchen**  
2.35 x 3.72 (7'8" x 12'2")

**Landing**

**Bedroom one**  
3.62 x 3.81 (11'10" x 12'5")

**Bedroom two**  
3.62 x 3.80 (11'10" x 12'5")

**Bedroom three**  
2.14 x 2.49 (7'0" x 8'2")

**Bathroom**  
2.14 x 1.88 (7'0" x 6'2")

**Attic bedroom one**  
3.97 x 2.82 (13'0" x 9'3")

**Attic bedroom two**  
3.97 x 1.80 (13'0" x 5'10")

**Tax band**  
F

**School catchment**  
English medium primary catchment area is  
Birchgrove Primary School

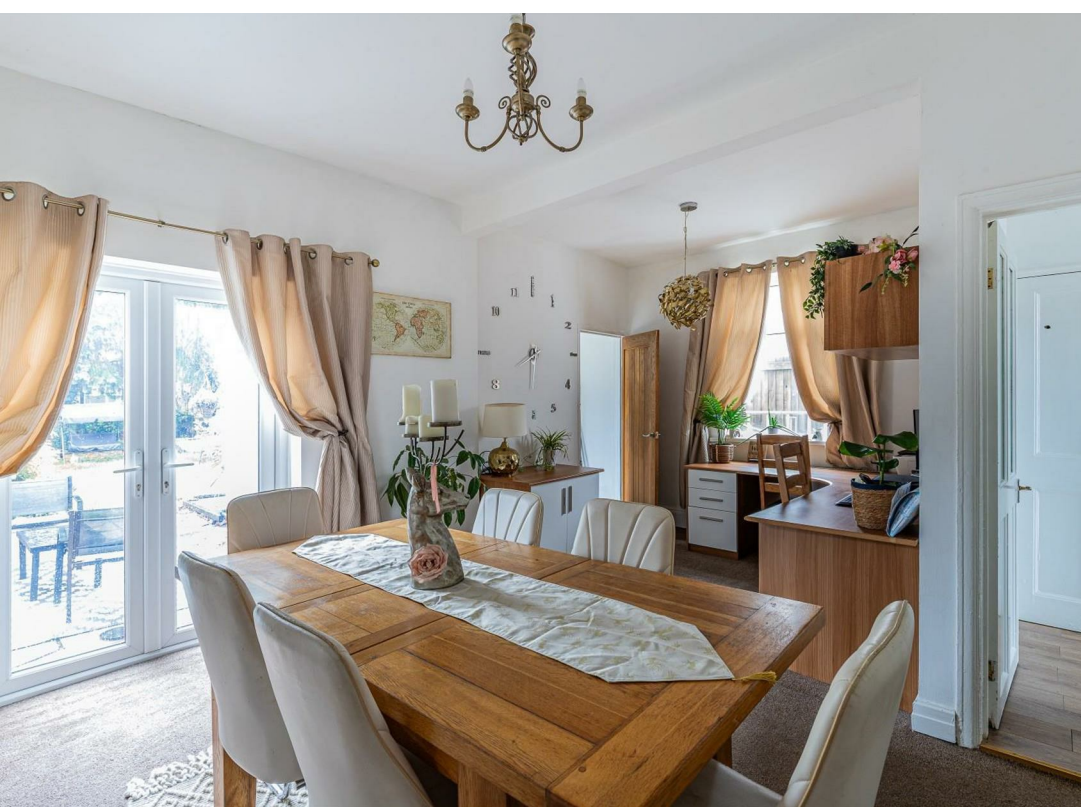
English medium secondary catchment area is  
Whitchurch High School

Welsh medium primary catchment area is  
Ysgol Mynydd Bychan (school relocated September 2025)

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf

**Tenure**  
We are informed by our client that the property is Freehold,  
this is to be confirmed by your legal advisor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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







