





Heath Mead,Heath Cardiff CF14 3PJ

allen & harris

welcome to

Heath Mead, Heath Cardiff

Ideal First-Time Buy or Investment! A well-presented one-bedroom mid-terraced home in the popular Heath area, close to local shops, amenities, the University Hospital of Wales, and excellent A48/M4 links. Offering a lounge, fitted kitchen, double bedroom, shower room, rear garden, allocated parking.

Ground Floor

Entrance
Via a double glazed front door into:

Hall
Stairs rising to first floor, laminate flooring and access to:

Lounge
16' 5" x 9' 2" (5.00m x 2.79m)
Double glazed window to front aspect, radiator, laminate flooring and built in understairs storage.

Kitchen
12' 6" x 6' 11" (3.81m x 2.11m)
Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, radiator, vinyl flooring, wall mounted combi boiler and double glazed window to rear aspect.

First Floor

Landing
Built in airing cupboard and doors providing access to:

Double Bedroom
12' 2" x 9' 2" (3.71m x 2.79m)
Double glazed window to front aspect, radiator, loft hatch and built in overstairs cupboard.

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail, extractor fan and double glazed window to rear aspect.

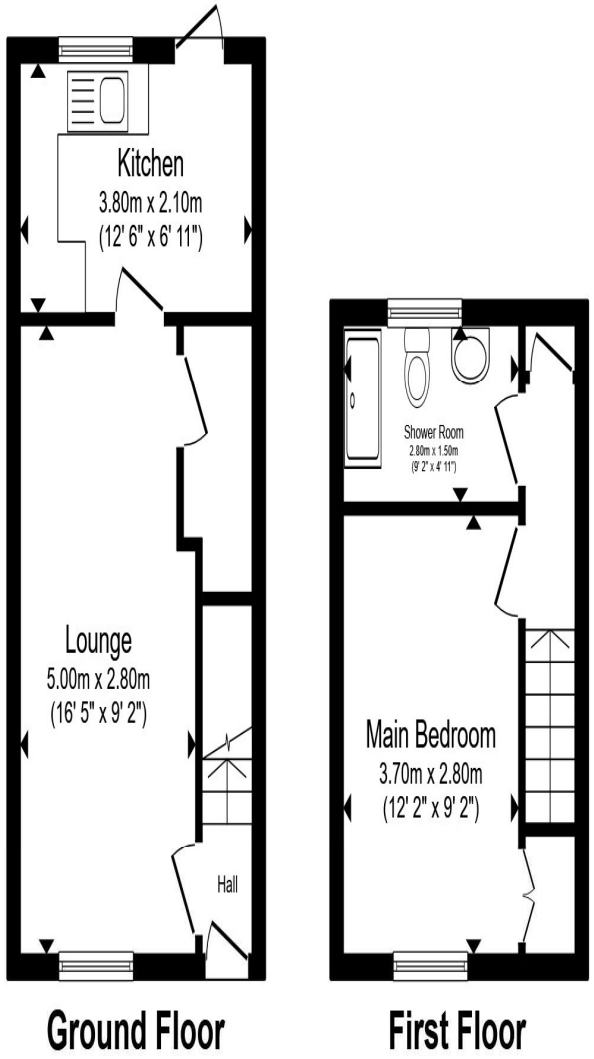
Outside

Front
Possible bin storage area.

Rear Garden
Enclosed with decking, area laid to lawn and steps down to a stone chipped area.

Allocated Parking
The vendor has advised that there is an allocated parking space.

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."



Total floor area 47.4 m² (510 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

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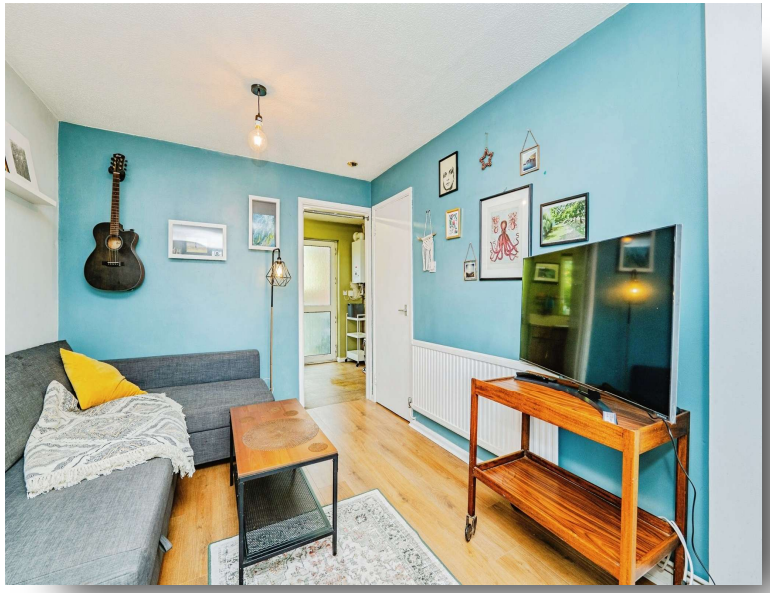



welcome to

Heath Mead,
Heath Cardiff

- Mid Terraced Home
- Double Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Shower Room

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

£220,000



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The Property Ombudsman

Property Ref:
ROA115265 - 0006

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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