



42 Soberton Avenue, Heath, Cardiff, CF14 3NJ

Offers Over £400,000

- A lovely 3 Bedroom Freehold house with a superb modern self-contained Studio.
- Sun Lounge extension overlooking the rear garden.
- Spacious self-contained Studio with treatment room, shower, toilet and storeroom.
- Living Room of good size and large open-plan fitted (Wren) Kitchen/Diner.
- Well-appointed Bathroom with shower.
- Close to UHW at Heath.

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Having the benefit of a superb modern self-contained Studio at the rear is this delightful Freehold mid-terrace house in a sought-after location within walking distance of UHW at Heath. The property has been extensively modernised, and has gas central heating from a Viessmann combi gas boiler and it is also double-glazed. Features include a lovely fitted Wren kitchen, and a sun lounge extension. It is of the double-bay style of mid-terrace house with attractive front elevations of facing brick, and the roof is of slates. At the front is a walled forecourt, and at the rear is a pretty garden and patio area. The well equipped Studio, which has access from the garden and from the gated rear lane, has a spacious room that is currently used as a beauty therapy room, a shower room, separate toilet, store room, underfloor heating, bi-fold patio doors, and lots of other excellent features, and would be ideal as a physiotherapy treatment room, home office or music studio. The property would give buyers a wonderful opportunity to settle in to a friendly community while enjoying the comforts of a well-designed home. The Council Tax Band is E. The EPC Rating is D. Natural Resources Wales rates the flood risk in the area as 'very low'.

Situated in this sought-after side road just off Whitchurch Road, there are excellent local amenities that include shops, stores and supermarkets, junior and senior schools that include a popular Welsh-language primary school, parks and leisure facilities that include the lovely Roath Park and its famous lake, Heath Park, and Maindy Leisure Centre, a local Post Office and Library. Nearby Whitchurch Road has fast become well-known as a hub of local restaurants, bistros, cafes and coffee shops, and there are popular pubs close-by too. Excellent bus services to and from the city centre serve the local community, and it is also only a short drive to Eastern Avenue and Northern Avenue for access on to the M4.



Council Tax Band: E



Entrance Hall

A modern composite front door with feature leaded bevelled glass panels and glazed screen above. Double-glazed side window. Coved ceiling. Picture rail. Checkerboard tiled floor. Central heating radiator. Two power points. Cupboard housing the electric meter. Cloaks hanging space. Under-stairs storage cupboard. Stairs rise to the first floor.

Lounge

14'7" into bay x 13'0" approx.

A delightful reception room featuring a bay window at the front with double-glazed UPVC-framed picture windows and leaded top-hung casements. Fitted blinds. Ornate coved ceiling. Picture rail. Stripped and polished floorboards. A log burner is set into the chimney breast recess. Vertical central heating radiator with thermostat. Cable inlet socket. CO2 alarm. Eight power points.

Kitchen/Diner

19'5" x 14'9" into bay narrows to 9'1" approx.

A spacious and impressive open-plan kitchen/diner fitted with a range of Wren sage green Shaker-style units and modern worktops comprising of floor cupboards and drawers. Matching wall cupboards. Integrate Whirlpool dishwasher. Integrated Candy washing machine. Cooker recess and gas point set into chimney breast with sage green tiled splashback and similar tiling to the worktops. Stainless steel sink with monobloc mixer tap. Slide-out bin drawer. Worktop lighting. Spotlight ceiling fittings. Slate tile flooring. Vertical central heating radiator panel with thermostat control. 10 power points and additional appliance connections. Double-glazed UPVC casement windows overlook the rear garden. Doorway to the hall. Open access into the sun lounge.

Sun Lounge

9'9" x 7'6" + door alcove approx.

A lovely modern rear extension with double-glazed UPVC casement windows. Double-glazed patio doors opening to the garden. Additional side casement windows. Roof window. Spotlight ceiling fittings. Central heating radiator with thermostat. Stone tiled floor. 4 power points.

Landing

Balustraded staircase rises to the landing, with a balustraded return. Loft access via a pull-down ladder. Two power points.

Front Bedroom No.1

14'7" into bay x 10'10" approx.

A spacious double bedroom with a bay window having double-glazed UPVC picture windows and leaded casements. Fitted Venetian blinds. Curtain rail. Picture rail. Stripped and polished floorboards. Central heating radiator with thermostat control. 4 power points.

Front Bedroom No.2

7'9" x 9'6" approx.

A surprisingly spacious bedroom with a double-glazed UPVC window and leaded casement. Fitted Venetian blind. Curtain pole. Picture rail. Stripped and exposed floorboards. Central heating radiator with thermostat. Telephone points. 2 power points.

Rear Bedroom No.3

14'9" into bay x 11'4" approx.

A delightful double bedroom with a double-glazed bay window at the rear. Curtain rail. Picture rail. Central heating radiator with thermostat. Dimming light control. 4 power points.

Bathroom

Well-appointed and up-graded with a modern white suite comprising of a panelled bath with chrome thermostatic over-bath shower and hand shower. Glazed bath-side shower screen. Wash hand basin set on a vanity drawer unit. Close-coupled WC. Built-in cupboard housing the Viessmann wall-mounted combi gas central heating boiler. Chrome heated towel rail/radiator. Tiled flooring. Walls extensively tiled in grey ceramic tiles. Spotlight ceiling fittings. Extractor fan. Double-glazed window. Mirror-fronted wall cabinet.

OUTSIDE

Garden

A delightful garden of good size having two lawned areas and with mature trees and shrubs. Paved patio, and paved pathway leading to the Studio. Cold water tap. Timber fencing to the left

side, and brick wall boundary to the right side. Outside power socket for garden use.

Studio

9'3" x 13'3" approx.

A beautiful modern purpose-built, slate-roofed self-contained detached unit currently used as a beauty therapy treatment studio, but would be ideal as a home office, Study, music room etc. Features include double-glazed bi-fold doors, and side door, opening to the pretty garden. Fitted vertical blinds. Patterned tiled flooring. Large Velux roof window. White wash-hand basin set on a vanity base unit with tiled splashback. Dimming light control. 8 power points. Underfloor heating. Spotlight ceiling fittings. Fitted wall shelving. Rear lobby with a door accessed via the gated rear lane. Patterned ceramic tile flooring. Access to the rear annexe loft area. Storeroom with door access to the rear garden. External garden lighting.

Measurements:

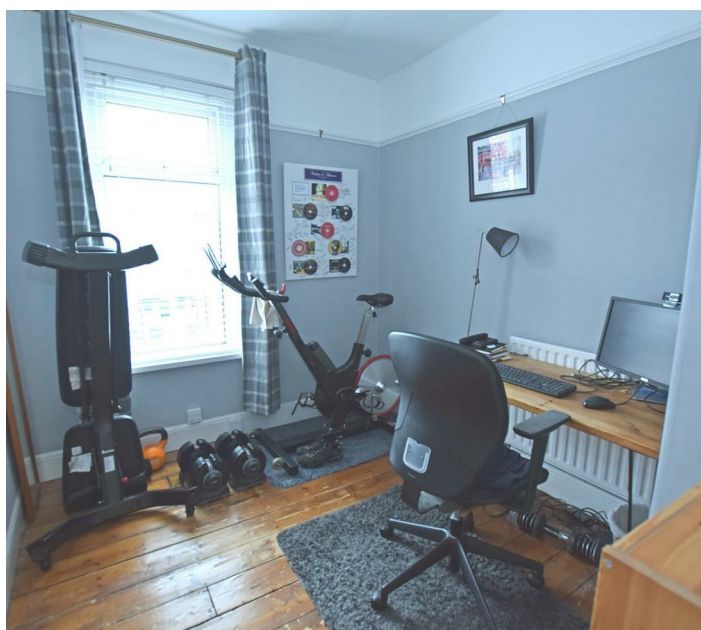
Treatment room - 2.83m x 4.04m approx. + rear lobby

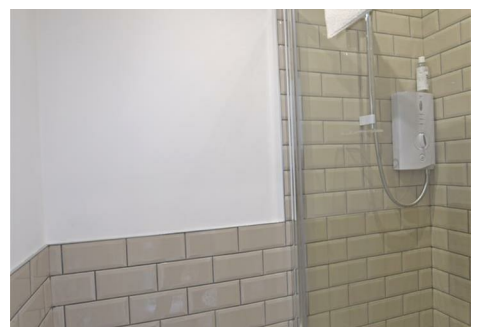
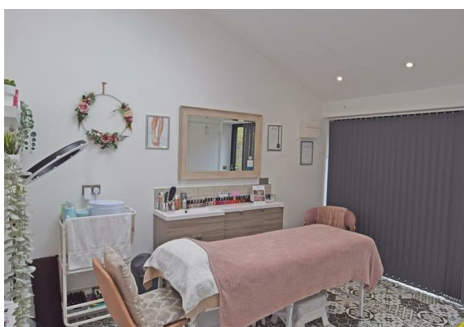
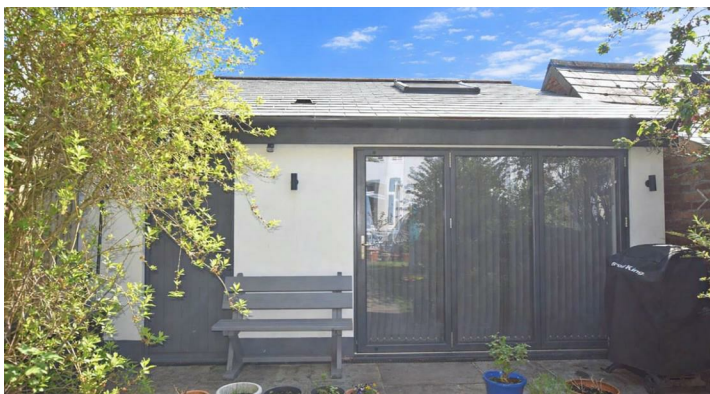
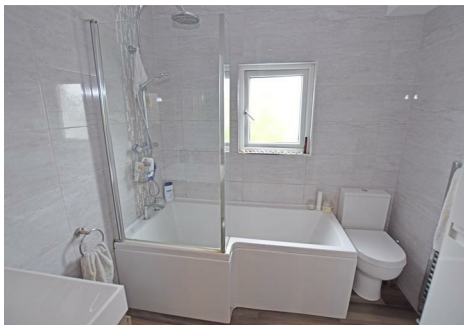
SHOWER ROOM

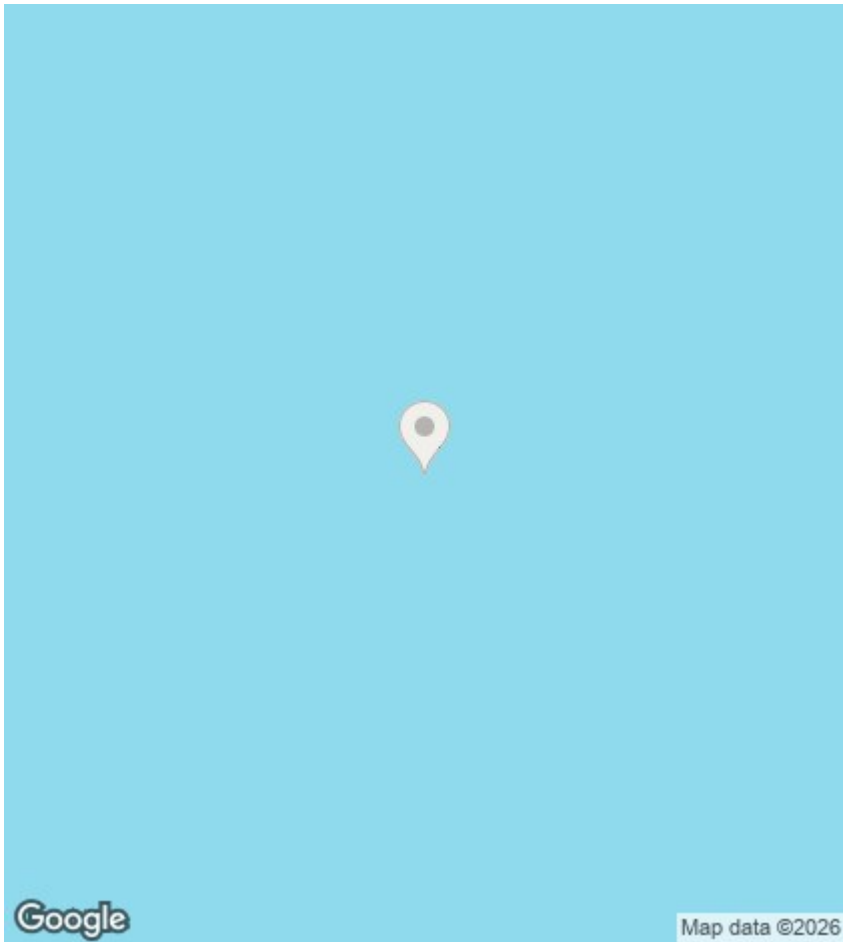
Well-appointed, with a shower cubicle having a glazed entry door and Mira electric shower. Light brown ceramic wall tiles and to the shower cubicle. Patterned ceramic tile floor. Extractor fan. Spotlight ceiling fitting.

SEPARATE WC

Having a white close-coupled WC with concealed cistern behind a tiled panel. Wash-hand basin on a vanity cupboard base. Pale green ceramic wall tiles. Patterned ceramic tiled floor. Extractor fan.







Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

