

Total area: approx. 960.1 sq. feet



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

www.thomashwood.com

WEBSITE

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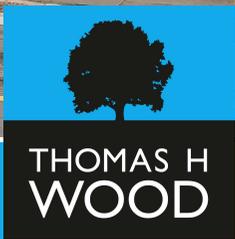
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4 Rhydheilig Avenue,  
Heath, Cardiff  
CF14 4DD

Asking Price £425,000  
House - Semi-Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 960.10 sq ft

Current EPC Rating - D67

Potential EPC Rating - B83

“A beautifully balanced blend of period charm and modern luxury in one of Cardiff’s most desirable districts.”

Perfectly positioned in the highly sought-after Heath area, this beautifully presented three-bedroom semi-detached home offers everything a modern family or professional couple could wish for — style, space, and superb connectivity.

The current owners have thoughtfully upgraded the property, creating a stunning open-plan kitchen and dining space with quartz work surfaces, breakfast bar, walk-in pantry, and bi-folding doors that open directly onto the south-facing garden. The home also benefits from a new roof, updated electrics, and a modern Ideal Logic combination boiler, ensuring comfort and efficiency for years to come.

Set within easy reach of Heath Park and the University Hospital of Wales, and benefiting from excellent public transport links, highly regarded schools and the excellent local amenities, this home perfectly combines convenience with lifestyle appeal.

#### ENTRANCE HALL

Inviting hallway with original tiled flooring, painted walls with picture rail, and smooth ceiling, setting the tone for the home’s blend of classic and contemporary features.

#### LOUNGE

4.40m x 3.65m (14'5" x 11'11")

A bright and welcoming front aspect reception room with large bay window, soft neutral décor, and smooth ceiling — perfect for relaxing or entertaining.

#### KITCHEN/DINING ROOM

5.16m x 3.96m (16'11" x 12'11")

A true showstopper. Recently installed modern kitchen with sleek quartz work surfaces, breakfast bar with under-counter seating, Belfast sink, integrated AEG dishwasher, space for fridge freezer and range cooker, plus an impressive walk-in pantry cupboard. Open-plan to a stylish dining area with bi-folding doors leading to the south-facing garden — ideal for summer entertaining. Sliding door to:

#### LOBBY

UPVC window and door to side patio, radiator panel, smooth ceiling with spotlights.

#### W.C./UTILITY

1.37m x 1.88m (4'5" x 6'2")

Convenient ground floor WC with wash hand basin in vanity unit, UPVC window, space for washer and dryer, tile-effect laminate flooring, and spot lighting.

#### LANDING

Spacious landing with UPVC side window, loft access, and doors to all bedrooms and bathroom.

#### BEDROOM ONE

4.30m x 3.34m (14'1" x 10'11")

Front aspect double bedroom with bay window, painted walls, picture rail, smooth ceiling, recessed wardrobe space, and radiator panel.

#### BEDROOM TWO

3.34m x 3.95m (10'11" x 12'11")

Rear aspect double bedroom enjoying garden views, painted walls, picture rail, smooth ceiling, UPVC window with fitted blind, and radiator panel.

#### BEDROOM THREE

2.14m x 2.47m (7'0" x 8'1")

Front aspect single bedroom with painted walls, picture rail, smooth ceiling, UPVC window, and radiator panel.

#### BATHROOM

2.13m x 2.26m (6'11" x 7'4")

Modern bathroom with bath and shower over, WC, wash basin, part-tiled walls, vinyl flooring, smooth ceiling, and cupboard housing the modern Ideal Logic combination boiler.

#### OUTSIDE

##### FRONT

On road, permit parking to the front of the property.

##### REAR

South-facing garden designed for relaxation and entertaining, with patio seating area, mature borders, and a lawn perfect for family use.

#### TENURE

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

#### COUNCIL TAX

Band



