



Clodien Avenue, Heath Cardiff CF14 3NL

welcome to

Clodien Avenue, Heath Cardiff

A beautifully renovated three-bedroom Edwardian home in the heart of Heath, combining original period charm with modern living. Ideally located close to local amenities, transport links, the University Hospital of Wales and the A48/M4. Early viewing highly recommended.

Ground Floor

Entrance

Accessed via a newly-fitted front door with impressive stained glass to its left, opening up into the entrance hallway.

Hallway

Welcoming entrance hallway with original parquet flooring and a charming carpet runner on the staircase leading to the first floor. Further features include a radiator and a storage cupboard.

Lounge

13' 7" x 9' 9" (4.14m x 2.97m)

Cosy front reception room featuring a double-glazed bay window, wooden flooring and original period details.

Dining/Living Area

16' 2" x 12' 8" (4.93m x 3.86m)

Beautifully presented open-plan living and dining space featuring original parquet flooring and a working fireplace, flowing seamlessly into the kitchen.

Kitchen Area

13' 6" x 9' 5" (4.11m x 2.87m)

Recently renovated kitchen with tiled flooring, brand-new fitted units, breakfast bar and integrated appliances including an oven, touchscreen microwave, dishwasher, washing machine and wine fridge. Additional features include an instant boiling-water tap and InSinkErator food waste disposer. Expansive bifold doors provide an abundance of natural light and direct access to the rear garden.

First Floor

Landing

Laid with warm neutral carpet, with access to all three bedrooms, the family bathroom and an airing cupboard.

Bedroom One

15' 11" x 13' 3" (4.85m x 4.04m)

Spanning the full width of the house, this spacious double bedroom features a beautiful bay window, an additional front-facing window, original wooden floorboards and a feature fireplace.

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Well-proportioned double bedroom with carpet, an original fireplace and views over the courtyard and rear garden.

Bedroom Three

8' 3" x 7' 9" (2.51m x 2.36m)

Versatile third bedroom with carpet, an original fireplace and views over the rear garden. Ideal as a child's bedroom, nursery or home office.

Bathroom

Contemporary tiled family bathroom comprising a panelled bath with shower, WC, wash hand basin and obscure double-glazed window.

Outside

Front Forecourt

Enclosed paved forecourt with a low brick boundary wall, on-street parking & EV charging.

Rear Garden

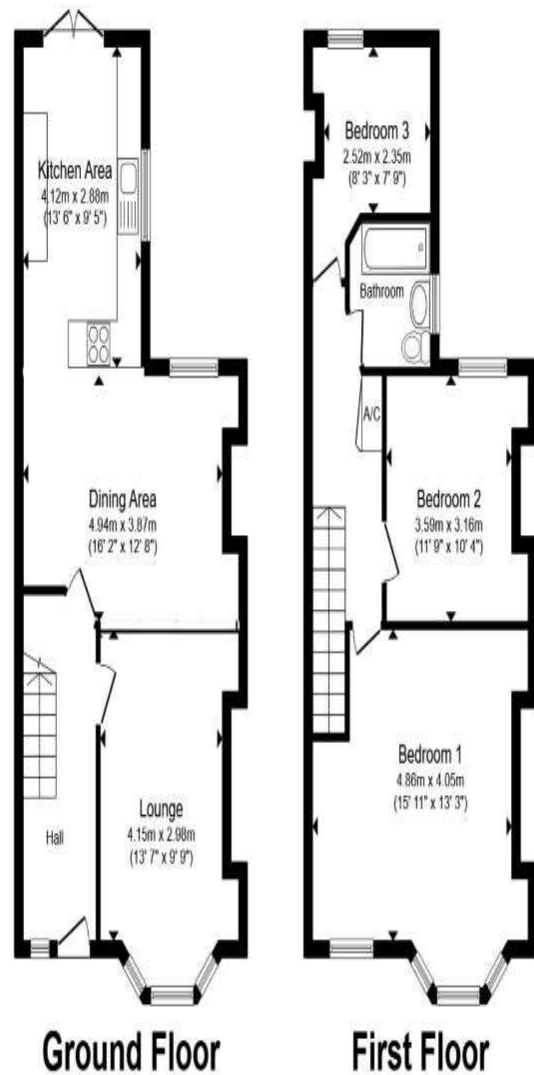
Private enclosed garden featuring a patio seating and barbecue area, lawn bordered by brick planters, contemporary slatted fencing and a charming purple wisteria archway. Further benefits include a garden shed and rear access via a private lane, with allotments situated beyond.

Property Summary

Situated in one of Heath's most desirable residential areas, this thoughtfully renovated property offers character, space and a wonderful setting to call home. Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

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 99.3 m² (1,069 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



welcome to
Clodien Avenue,
Heath Cardiff

- Beautifully Renovated Edwardian Home
- Three Bedrooms
- Open Plan Living Space and Kitchen
- Newly Fitted Kitchen with Premium Appliances
- Bi Fold Doors Opening onto Rear Garden

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

offers in excess of
£400,000



view this property online allenandharris.co.uk/Property/ROA114970



Property Ref:
ROA114970 - 0008

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