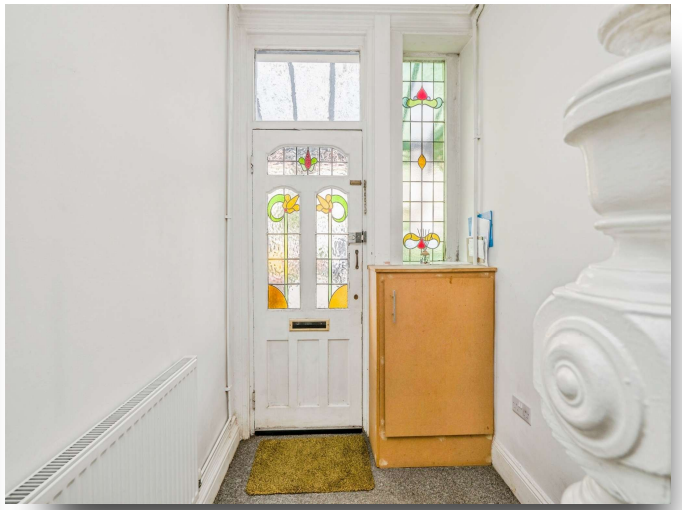
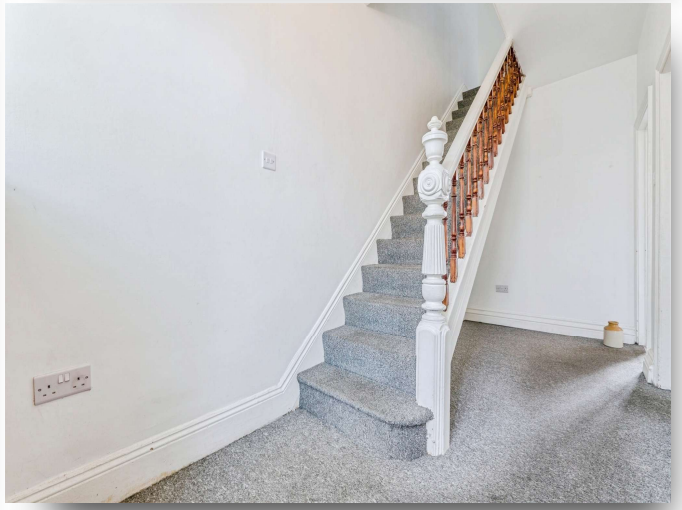






Newfoundland Road,Heath Cardiff CF14 3LB

allen & harris

welcome to

Newfoundland Road, Heath Cardiff

No Onward Chain! Double bay-fronted home close to the University Hospital of Wales, local amenities and transport links. Featuring two reception rooms, three bedrooms, utility room and an enclosed rear garden. Early viewing recommended.

Ground Floor

Entrance
Via a wooden front door into:

Hallway
Stairs rising to first floor, radiator, cupboard housing meters and access to:

Lounge
14' 11" x 11' 10" (4.55m x 3.61m)
Double glazed bay window to front aspect, radiator, powerpoints and door providing access to:

Dining Area
12' 7" x 11' 11" (3.84m x 3.63m)
Double glazed patio doors providing access to rear garden, tiled flooring, powerpoint and opens to:

Kitchen Area
9' 1" x 8' 10" (2.77m x 2.69m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, spaces for washing machine and fridge/freezer, breakfast bar, powerpoint and double glazed window to rear aspect.

Utility Room
4' 5" x 4' 4" (1.35m x 1.32m)
Double glazed obscure window to rear aspect, shelving, tiled flooring and wall mounted combi boiler.

First Floor

Landing
Doors providing access to:

Bedroom One
15' x 11' 3" (4.57m x 3.43m)
Double glazed bay window to front aspect, radiator and powerpoint.

Bedroom Two
12' 5" x 11' 2" (3.78m x 3.40m)
Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three
7' 4" x 6' 6" (2.24m x 1.98m)
Double glazed window to front aspect, radiator and powerpoint.

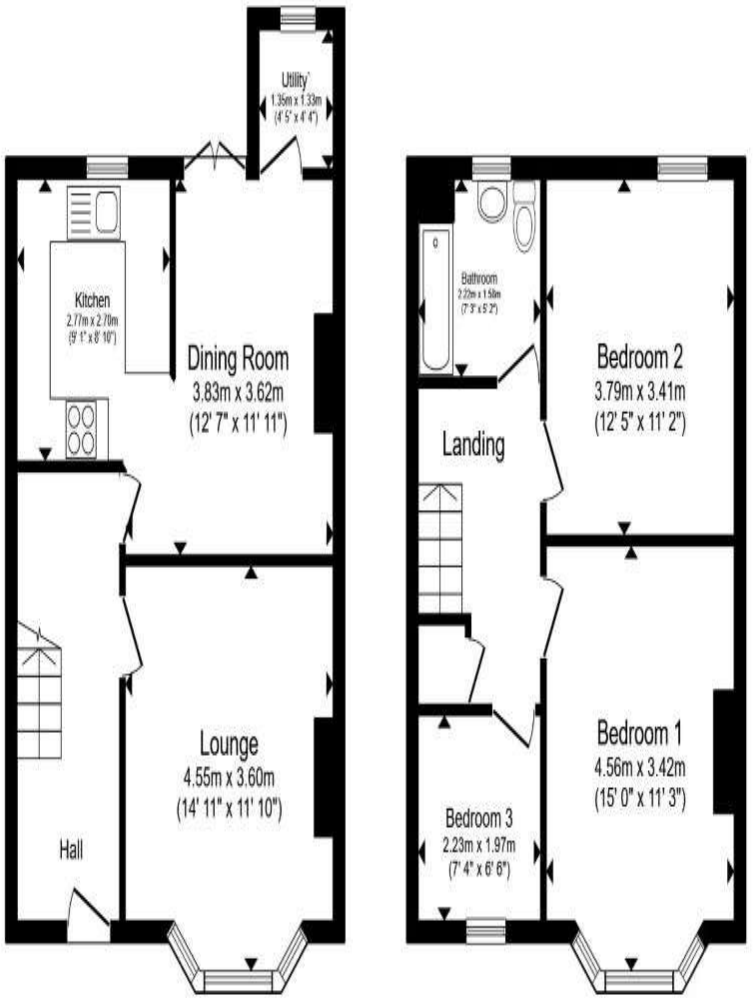
Bathroom
Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator, tiled flooring and double glazed obscure window to rear aspect.

Outside

Front Forecourt
Tiled path leading to front entrance.

Rear Garden
Enclosed, area laid to lawn, with path leading to rear and brick built storage.

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 85.4 m² (919 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

allen & harris





welcome to

Newfoundland Road,
Heath Cardiff

- Traditional Double Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge
- Dining Area and Utility Room
- Fitted Kitchen Area

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

offers in excess of

£330,000



view this property online allenandharris.co.uk/Property/ROA115038

The Property Ombudsman

Property Ref:
ROA115038 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

allen & harris

029 2046 4744

roath@allenandharris.co.uk

84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

allenandharris.co.uk