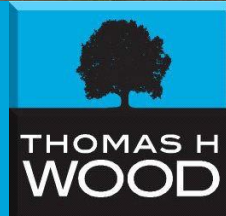




196 Heathwood Road

Heath, Cardiff, CF14 4BR



Asking Price Of £425,000

3 Bedrooms



A wonderful opportunity to acquire this deceptively spacious 3 bedroom semi detached home, situated on Heathwood Road in the Heath. The original features remain at the heart of this impressive home and further benefits include a new roof, modern Worcester combination boiler, recently installed wet room and a wonderful rear garden. The property briefly comprises; spacious entrance hallway, dining room, sitting room, WC and kitchen breakfast room to the ground floor. To the first floor there are 3 good size bedrooms and a wet room. The property has excellent extension potential due to the generous gardens to the rear and substantial space within the loft. (Subject to planning) Within catchment of the highly regarded primary and secondary schools, a short distance to the public transport and well placed for the M4 motorway. The property is sold with no onward chain.

ENTRANCE HALL

via partially glazed original front door with decorative glazing. Leading to a spacious hallway with original wood block flooring, papered walls, papered ceiling with coving, UPVC window to side aspect and doors to all rooms.

DINING ROOM

12' 4" x 14' 7" (3.77m x 4.45m) Overlooking the front aspect of the property with original wood block flooring large bay window with timber sash windows with decorative glazing and French shutters. Painted walls with picture rail, papered ceiling with coving, fireplace with brick surround and hearth. Radiator with TRV and opening to;



SITTING ROOM

11' 10" x 15' 9" (3.61m x 4.82m) A bright and sunny sitting room overlooking the patio and delightful rear gardens. With original wood block flooring, painted walls with picture rail, papered ceiling, fireplace with brick surround and hearth.

WC

2' 4" x 6' 0" (0.73m x 1.83m) With original wood block flooring, painted walls, extractor fan, low level WC and wash hand basin vanity unit. Cupboard housing electrical consumer unit and meter.

KITCHEN/BREAKFAST ROOM

6' 11" x 26' 2" (2.12m x 7.99m) A spacious kitchen breakfast room with a range a wall and base units and granite worktops over. Composite one bowl sink with chrome swan neck tap, integrated dishwasher, space and plumbing for washing machine, range cooker with black chimney hood over. Slate tiled floors, painted walls and brushed chrome spotlights. Space for a large dining table and chairs, UPVC windows to the side and rear aspects and door to rear garden.

BEDROOM ONE

11' 8" x 14' 11" (3.58m x 4.55m) Overlooking the front aspect of the property with large bay window with timber sash windows with decorative glazing. Dark oak laminate flooring, painted walls with picture rail, smooth ceiling and radiator with TRV.

BEDROOM TWO

11' 8" x 13' 2" (3.58m x 4.03m) A spacious double bedroom overlooking the rear aspect of the property. Dark oak laminate flooring, painted walls, smooth ceiling, radiator with TRV. Cupboard housing a modern Worcester combination boiler.

BEDROOM THREE

7' 2" x 8' 5" (2.19m x 2.58m) Over looking the front aspect of the property with wooden floors, painted walls, smooth ceiling with loft hatch. Radiator with TRV and timber ash window with decorative glazing.

WET ROOM

6' 10" x 7' 8" (2.10m x 2.34m) A recently fitted suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap, wet room shower with glazed screen and chrome mixer shower. Fitted shower seat and hand rail, fully tiled walls and laminate floor. UPVC windows to the side aspect and anthracite grey vertical radiator with TRV.

OUTSIDE FRONT

With off road parking and block paved driveway. Laid lawn with brick built perimeters.

OUTSIDE REAR

A wonderful rear garden with patio and large laid lawn. An abundance of mature flowers, shrubs and plants. Timber and brick built perimeters. Access to the driveway and single detached garage.

COUNCIL TAX

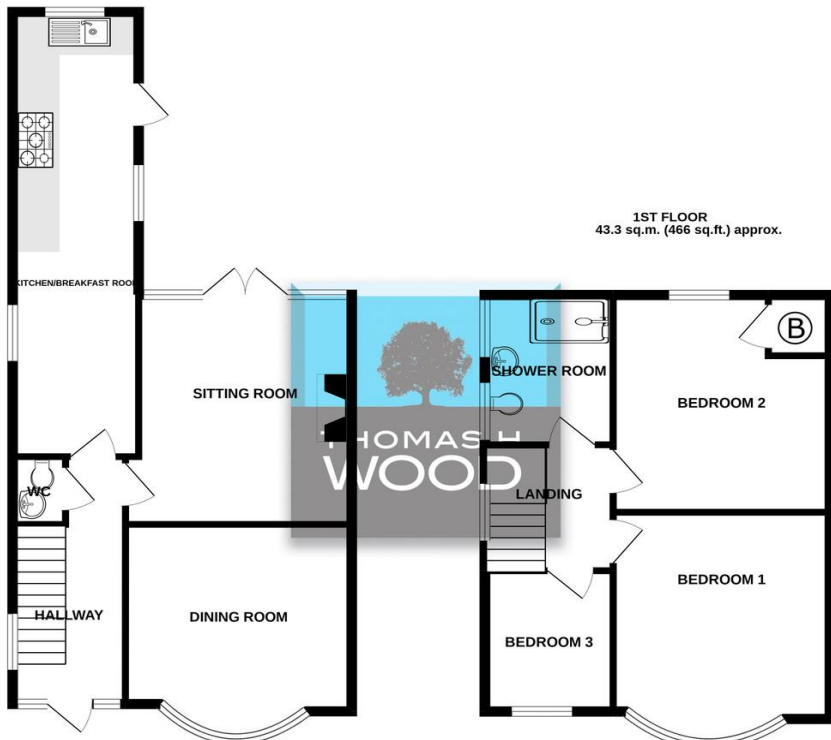
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TENURE

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



GROUND FLOOR
54.1 sq.m. (583 sq.ft.) approx.



1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.

TOTAL FLOOR AREA : 97.4 sq.m. (1049 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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