

48 Crystal Wood Road,
Heath, Cardiff, CF14 4HW



Estate Agents and
Chartered Surveyors

£425,000



Semi-Detached House

3

1

2

2

Property Description

****NO CHAIN** TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE**** Situated on a sought after road within the ever popular Heath area this traditional semi offers entrance hall, lounge, sitting room, kitchen/ diner and utility room with shower room on the ground floor. On the first floor there are three bedrooms and a bathroom with separate wc. There is also a loft room to the second floor. Block paved driveway to front, garage and a good size garden to the rear. EPC Rating tbc

Tenure Freehold

Council Tax Band F

Floor Area Approx

Viewing Arrangements
Strictly by appointment

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are close by. Birchgrove is a short walk with supermarket, cafes, many take out restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the city centre and beyond.

ENTRANCE HALL

Obscured double glazed uPVC window to front and obscured double glazed door to side. Radiator. Stairs to first floor. Textured and coved ceiling. Under stairs storage cupboard.

LOUNGE

13' 4" into bay x 12' 3" into alcove (4.08m x 3.74m) Double glazed uPVC bay window to front. Textured and coved ceiling. Wood block flooring. Radiator. Original tiled fireplace.

SITTING ROOM

14' 1" x 11' 3" (4.30m x 3.43m) Double glazed uPVC sliding doors to rear garden. Feature fireplace with inset coal effect gas fire. Textured and coved ceiling. Radiator.

KITCHEN/ DINER

20' 6" x 7' 8" (6.26m x 2.36m) Double glazed uPVC window to side. 2 obscured double glazed uPVC windows to opposite side. Coved ceiling. Base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Electric cooker point with fitted extractor over. Slimline dishwasher. Radiator. Wall mounted 'ideal w2000' boiler. Obscured glazed wooden door to :-

UTILITY ROOM

11' 10" x 4' 7" mostly and 8'6" max (3.61m x 1.41m) Obscured aluminium framed doors to either side. Obscured double glazed uPVC window to side. Radiator. Plumbing and space for washing machine. Door to:-

SHOWER ROOM

Obscured double glazed uPVC window to rear. WC, wall hung wash hand basin with hot and cold taps, shower cubicle with electric shower

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FIRST FLOOR STAIRS & LANDING

Obscured double glazed window to side with inset stained glass panel. Stairs to second floor. Textured ceiling.

BEDROOM ONE

13' 4" into bay x 11' 0" into alcove (4.08m x 3.36m)
Double glazed uPVC bay window to front. Coved ceiling. Fitted cupboard. Radiator.

BEDROOM TWO

14' 0" x 10' 4" (4.29m x 3.15m)
Double glazed uPVC window to rear. Textured and coved ceiling. Fitted wardrobe. Radiator.

BEDROOM THREE

7' 3" x 7' 6" (2.22m x 2.31m)
Double glazed uPVC window to front. Radiator.

BATHROOM

Obscured double glazed uPVC window to side. Wood panelled bath with hot and cold taps, pedestal wash hand basin with hot and cold taps. Tiled walls. Radiator. Airing cupboard housing hot water tank and with shelving. Textured and coved ceiling.

SEPARATE W.C

Obscured double glazed uPVC window to side. WC. Tiled walls. Textured and coved ceiling.

SECOND FLOOR

Double glazed uPVC window to side. Obscured glazed panel to loft room.

LOFT ROOM

13' 7" x 12' 6" (4.15m x 3.83m)
Double glazed uPVC window to rear. Obscured glazed panel to landing. Eaves storage. Fitted wardrobe.

OUTSIDE

Front- Block paved driveway to front side.

Garage- up and over door to front. Windows to side and rear. Wooden door to side.

Rear - Large paved area. Steps down to a lawned area with well stocked borders, mature trees including apple trees. Garden shed. Vegetable patch. Greenhouse.

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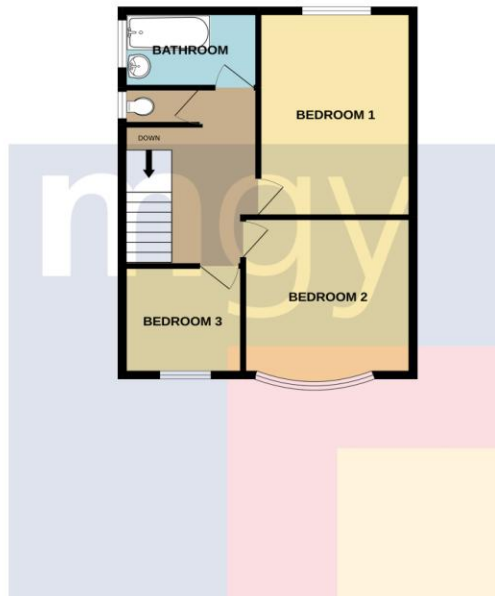


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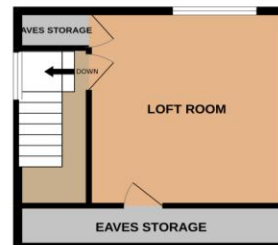
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 by 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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EPC GRAPH HERE

Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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