

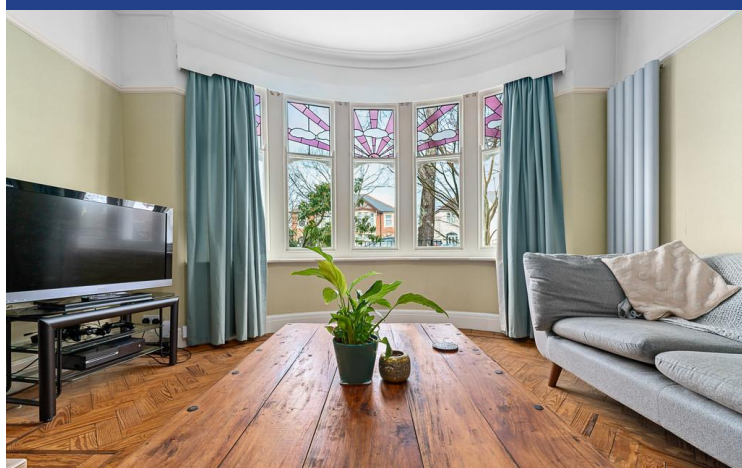
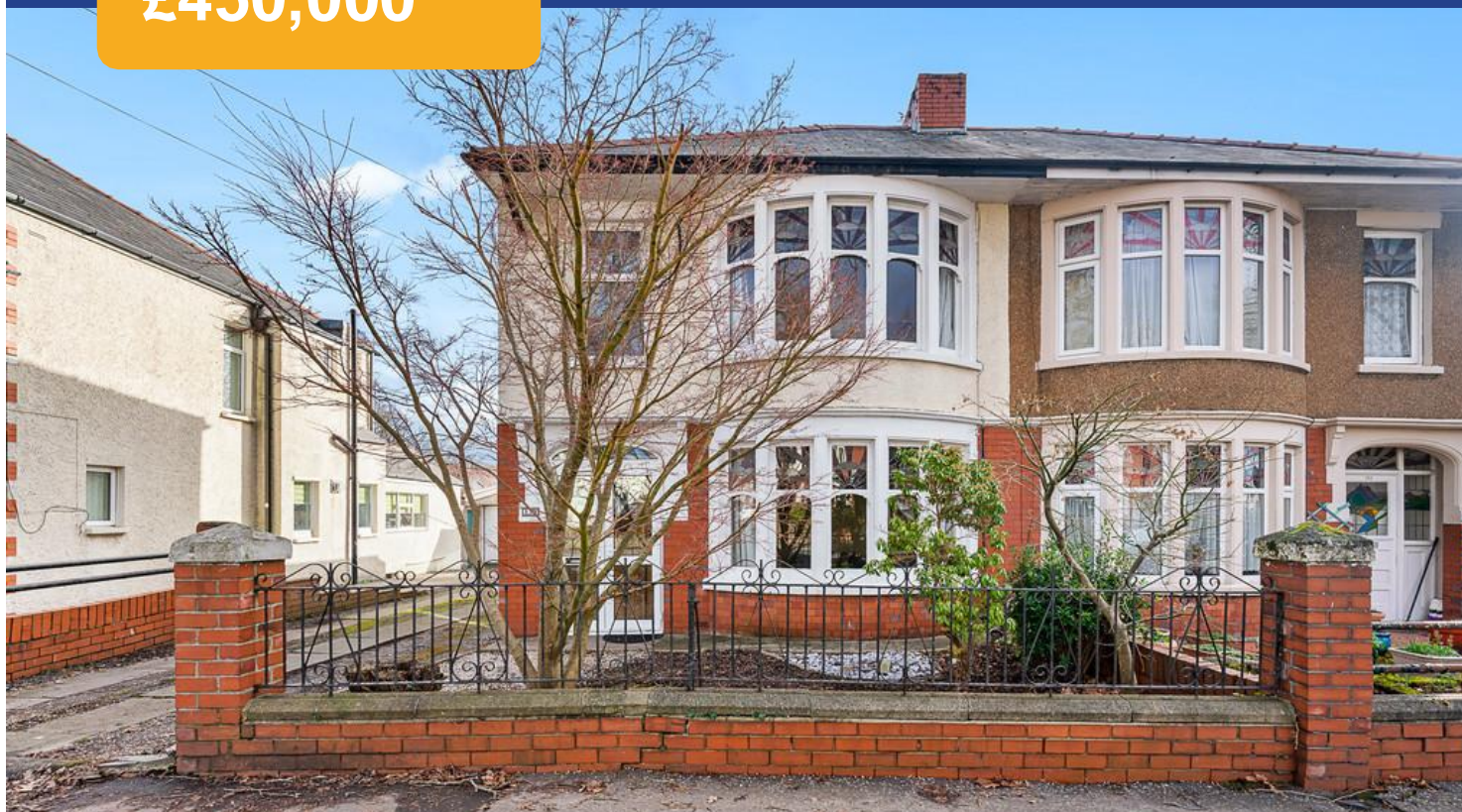
138 Heathwood Road,
Heath, Cardiff, CF14 4BQ



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£450,000



Semi-Detached House

3

1

2

2

Property Description

**** SOUGHT AFTER LOCATION **** A delightful larger than average three bedroom semi detached property on the popular tree lined Heathwood road close to University hospital of Wales and Heath park. The property briefly comprises of porch, entrance hallway, lounge, sitting room, dining room, kitchen, downstairs cloakroom/ utility room, three bedrooms, bathroom and loft room (no regulations for this). A large rear garden, garage and off road parking. Viewing highly recommended !

* OPEN HOUSE SATURDAY FEBRUARY 11TH PM. STRICTLY BY APPOINTMENT ONLY *

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,453 sq ft

**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 within walking distance. The property is situated on the popular tree lined Heathwood Road, a stone's throw away from Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

ENTRANCE PORCH

Entered via upvc double glazed doors with glazed panels over. Quarry tiled floor. Original wall ties.

ENTRANCE HALLWAY

Entered via original wooden door with decorative leaded panels. Further decorative glazed panels to side and over. Original single glazed window to side. Picture rail. Original wood block flooring. Stairs rising to first floor with under stairs storage space with gas and electric meters.

LOUNGE

14' 4" into bay x 12' 11" into alcove (4.39m x 3.95m)

Bay window with original sash windows with decorative glazed panels over. Picture rail. Original wood block flooring. Original tiled fireplace. Wall

mounted tubular central heating radiator.

SITTING ROOM

14' 6" x 11' 1" into alcove (4.44m x 3.40m)

Upvc double glazed patio doors opening to rear garden with further upvc double glazed glass panels to side and over. Picture rail. Original wood block flooring. Original tiled working fireplace. Wall mounted central heating radiator.

DINING ROOM

10' 2" maximum x 9' 10" (3.11m x 3.00m)

Two upvc double glazed windows to side. Picture rail. Ceramic tiled floor. Central heating radiator. Opening over looking kitchen. Access to kitchen : -

KITCHEN

13' 7" x 8' 2" (4.15m x 2.51m)

Upvc double glazed patio door opening to rear garden. Two upvc double glazed windows. Geometric vinyl flooring. Range of fitted base and wall units with worksurface and tiled splash backs incorporating one and a half ceramic sink unit with mixer tap. Built double electric oven. Inset electric hob with stainless steel extractor fan over. Plumbing for dishwasher. Recess for fridge freezer. Wall mounted central heating radiator. Glazed wooden door to downstairs cloakroom/ utility room :-

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CLOAKROOM/UTILITY ROOM

Upvc double glazed window to rear. Original tiled flooring. Work surface with plumbing for automatic washing machine below. Wooden door to wc with original quarry tiled flooring, part tiled walls and low level wc with inset wash hand basin over.

FIRST FLOOR

LANDING AREA - Original wooden window to side with decorative leaded panels. Cupboard housing Worcester gas central heating boiler. Picture rail. Door to: -

WC

Original wooden window with obscure glazed panel to side. Ceramic tiled floor.

BATHROOM

Upvc obscure double glazed window to side. Laminate wood effect flooring. Part tiled walls. Panelled bath with mixer tap and wall mounted shower and pedestal wash hand basin. Central heating radiator. Towel rail.

BEDROOM ONE

14' 1" x 12' 0" into alcove (04.31m x 3.68m)
Upvc double glazed window overlooking rear garden. Picture rail. Original stripped floor boards. Central heating radiator.

BEDROOM TWO

14' 0" into bed recess x 12' 3" (4.27m x 3.75m)
Wooden bay window with original sash windows with decorative leaded panels above. Picture rail. Central heating radiator.

BEDROOM THREE

8' 3" x 7' 4" (2.53m x 2.24m)
Upvc double glazed window to front with decorative leaded panels above. Picture rail. Laminate wood effect flooring. Wall mounted storage cupboard to one wall. Central heating radiator. Door with stairs rising to loft room.

LOFT ROOM

16' 0" x 14' 5" maximum (4.90m x 4.40m)
Two velux windows to rear. Window to side. Laminate wood flooring. Doors to under eaves storage space. Wall mounted wall lights.

OUTSIDE

REAR GARDEN - Generous sized south facing rear garden laid mainly to lawn with flower borders, mature shrubs and trees. Paved patio area. Outside tap. Access to side drive and garage via wooden gate.

FRONT GARDEN - Driveway with parking for several vehicles.

Single garage accessed via up and over door with power and lighting.

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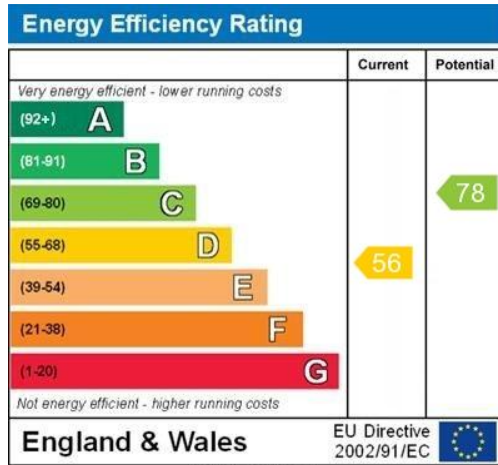
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



Birchgrove 029 2052 9026

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



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