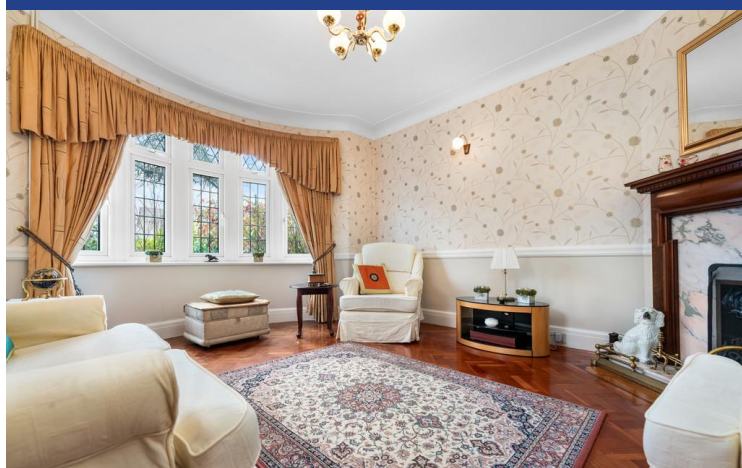


Heathwood Road,
Heath, Cardiff, CF14 4BS



Estate Agents and
Chartered Surveyors

£650,000



Semi-Detached House

4

2

3

3

Property Description

A charming four bedroom semi detached extended family home situated on the highly regarded and ever popular Heathwood Road, Heath. The home has been beautifully maintained offering a much loved family space with room for a larger or growing family. The home has been heavily extended both to the side and the rear but still with possibility of further construction with its larger than average plot size (Subject to planning permission). Internally the home briefly comprises; entrance hallway, lounge, dining room, kitchen/breakfast room, second reception room, larger inner hallway, bedroom four and a shower room.

To the first floor you will find three bedrooms, a family wash room with separate shower. The master bedroom further benefits from it's very own balcony space with French doors and cast iron railings, ideal for outdoor seating.

Outside to the front of the home you will find a large block paved driveway offering parking for a number of vehicles. There are two raised planters to the front offering a range of plants and shrubbery which add to the beautifully tree lined road. A side gate leads to a landscaped and very well kept rear garden which offers two seating areas, a number of flower beds and a garden laid lawn.

Tenure Freehold

Council Tax Band F

Floor Area Approx 2217ST. 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

4' 8" x 3' 11" (1.43m x 1.20m)

Enter into porch via original wooden front door. Traditional obscure glass French doors into hallway.

HALLWAY

Textured walls and ceiling with two light pendants and finished with original parquet flooring. Doors leading to lounge, dining room, kitchen, cloakroom and inner hall. Carpeted staircase leading to first floor.

CLOAKROOM

3' 8" x 4' 6" (1.13m x 1.39m)

Fitted with a traditional two piece suite comprising WC and wash hand basin. Upvc double glazed obscure window to front. Textured walls and ceiling with a central light pendant and finished with parquet flooring.

LOUNGE

15' 5" x 12' 10" (4.70 into bay m x 3.93m)

Smooth walls, textured ceiling with a central light pendant and wall pendants finished with original parquet flooring. Upvc double glazed bay window to front. Feature stained glass window to side. Feature fireplace and surround.

DINING ROOM

13' 5" x 12' 4" (4.10m x 3.78m)

Feature fireplace and surround. Textured walls and ceiling with a central light pendant and finished with parquet flooring. Double glazed Georgian bar French doors leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16' 4" x 21' 5" (5.54 maxm x 6.55 max m)

Fitted with a traditional range of base and eye level units with worktops over. Space for free standing Countryrange cooker with eight ring gas hob and cooker hood over. Inset 1.5 bowl composite sink unit plus drainer. Integral dishwasher, washing machine and tumble dryer. Integral under-counter fridge and separate freezer. Smooth walls and ceiling with spot lighting and finished with tiled flooring. Double glazed window to rear and double glazed doors leading to rear garden. Door leading to second reception room.

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SECOND RECEPTION ROOM

20' 9" x 15' 3" (6.34 max m x 4.67 max m)
Smooth walls and ceiling with spot lighting and finished with laminate flooring. Double glazed sliding door leading to rear garden and double glazed window to rear. Feature fireplace and surround. Door leading into inner hall.

INNER HALLWAY

Smooth walls and ceiling with wall lights and tiled flooring. Single storage cupboard with fitted shelving. Doors leading to shower room, second reception room and bedroom. Loft hatch provide storage in the loft above the extension.

DOWNSTAIRS SHOWER ROOM

Fitted with a traditional three piece suite comprising walk in double shower with glass shower screen, WC and washing hand basin plus vanity storage. Tiled walls and flooring with PVC splash back, and a central light pendant.

BEDROOM FOUR

13' 9" x 12' 11" (4.20 into bay m x 3.94m)
Smooth walls and ceiling with spot lights and wall lighting and finished with laminate flooring. Double glazed Georgian bar bay window to front. Built in double wardrobes X2.

LANDING

Textured walls and ceiling with a central light pendant and finished with carpeted flooring. Loft hatch with pull down ladder which has been partly boarded. Doors leading to all first floor rooms.

BEDROOM ONE

13' 4" x 12' 11" (4.08m x 3.95m)
Textured walls and ceiling with a ceiling light and wall light, finished with carpeted flooring. Built in fitted wardrobes. Upvc double glazed bay window to front.

BEDROOM TWO

13' 5" x 12' 4" (4.10m x 3.78m)
Textured walls and ceiling with a light pendant and wall pendant, finished with carpeted flooring. Built in sliding wardrobes. Upvc double glazed French doors leading onto the rear balcony.

BEDROOM THREE

11' 5" x 8' 7" (3.49m x 2.63m)
Textured walls and ceiling with a ceiling light and finished with carpeted flooring. Feature stained glass window to landing. Built in double wardrobes with fitted desk space. Upvc double glazed window to rear.

WASH ROOM

Fitted with a traditional two piece suite comprising built in vanity wash hand basin with fitted storage and WC. Tiled walls and flooring finished with smooth ceiling and a central light pendant. Upvc double glazed obscure window to front and side. Built in fitted storage with shelving ideal for towels and also houses the combo boiler

SHOWER ROOM

Fitted walk in showroom with tiled walls and flooring, smooth ceiling with a central light pendant. Upvc double glazed obscure window to side.

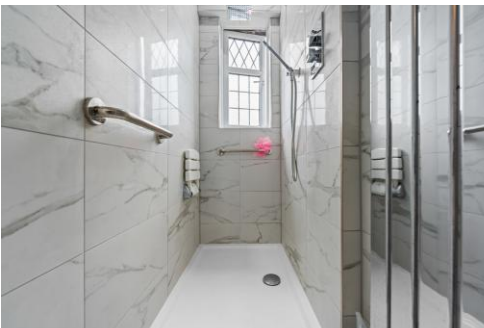
OUTSIDE

Front - Block paved driveway to the front which provides parking for four plus cars. Raised flower bed offer a range of plants and shrubbery. Block paved side access leading to rear garden.
Rear - A beautifully landscaped garden can be found to the rear offering a range of seating areas. Both a front and rear patio are ideal for outside dining with the remainder of the garden mostly laid to lawn. A range of raised flower beds offer a combination of plants, trees and shrubs offering a variety of greenery with pops of colour throughout. A brick wall surround offers a secure place for children to enjoy and play. Shed to remain which houses electric and power sockets. Also a separate consumer unit controls the outside lighting and outside socket.

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GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.

TOTAL FLOOR AREA: 1903 sq.ft. (176.8 sq.m.) 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 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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