

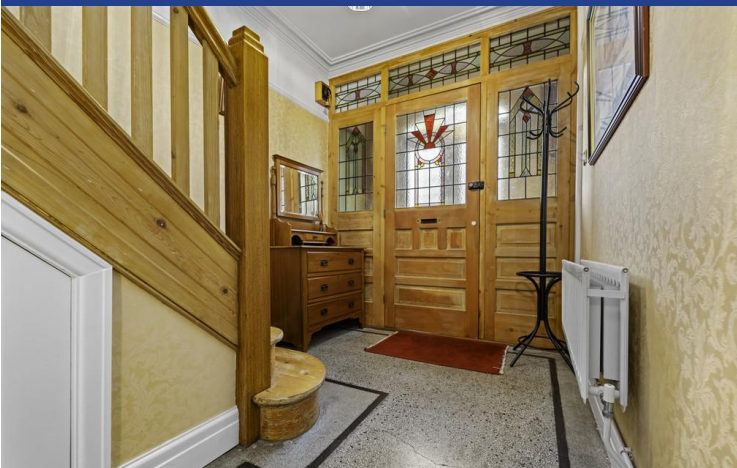
# 169 Heathwood Road, , Cardiff, CF14 4BN



Estate Agents and  
Chartered Surveyors

Guide Price

**£625,000**



Semi-Detached House

- 5 bedrooms
- 2 bathrooms
- 3 toilets
- 3 parking spaces

# Property Description

Situated in the heart of Heath this five/six bedroom semi-detached home offers space for the whole family. Offering a range of original period features throughout from original flooring, cornice, covering and picture rails. spacious front and rear garden plus a detached garage with additional storage.

Internally the property accommodation comprises; Entrance porch, hall, lounge, cloakroom, second reception room, dining room and kitchen all to the ground floor. To the first floor you will find four bedrooms and a family bathroom. Finally, to the second floor you will find bedrooms five, bedroom six/storage room and a further bathroom complete with three-piece suite.

Outside the property offers off road parking via the drive with a front garden laid to lawn. The rear garden offers a combination of both paving and lawn with a detached garage for additional storage.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,937 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.

## PORCH

Enter via Upvc double glazed front door. Wooden stained glass door leading to hall.

## HALL

Wall papered walls with smooth ceilings, a central light pendant finished with original parquet flooring.

## LOUNGE

13' 10" x 13' 11" (4.24 into bay m x 4.25m)  
Wall papered walls with smooth ceilings, a central light pendant finished with original parquet flooring. Feature fireplace and surround. Upvc double glazed block sash bay window to front.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Tiled walls and flooring with smooth ceilings finished with spot lighting. Combi

boiler wall mounted to external wall encased into a cabinet.

## SECOND RECEPTION ROOM

14' 0" x 11' 3" (4.27 m x 3.44 into alcove m)  
Wall papered walls with smooth ceilings, a central light pendant finished with original parquet flooring. Feature fireplace and surround. Upvc double glazed French doors leading to rear garden.

## DINING ROOM

9' 10" x 9' 10" (3.02m x 3.01m)  
Wall papered walls with smooth ceilings, a central light pendant finished with original parquet flooring. Upvc double glazed window to side. Opening to kitchen.

## KITCHEN

9' 10" x 14' 11" (3.01m x 4.57m)  
Fitted with a range of base and eye level units with wooden worktops over. Falcon kitchen range with gas hob and cooker hood over. Inset 1.5 bowl sink unit plus drainer. Space for free standing American style fridge/freezer and washing machine. Tiled splash back with smooth walls and ceilings, spot lighting finished with parquet flooring. Upvc double glazed obscure window to side and Upvc double glazed door to side. Upvc double glazed window to rear plus two skylight windows to vaulted ceilings.

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## LANDING

Wall papered walls with smooth ceilings, two central light pendant finished with original wooden floorboards. Doors leading to all first floor rooms. Wooden staircase leading to second floor. Upvc double glazed stained glass window to side.

## BEDROOM ONE

13' 11" x 13' 10" (4.25 into alcove m x 4.24 into bay m)

Wall papered walls with smooth ceilings, a combination of both a central light pendant and spot lighting finished with the original wooden floorboards. Upvc double glazed box sash bay window to front.

## BEDROOM TWO

13' 7" x 11' 3" (4.16m x 3.43 into alcove m)

Wall papered walls with smooth ceilings, a central light pendant finished with original wooden floorboards. Upvc double glazed window to rear.

## BEDROOM THREE

9' 11" x 8' 5" (3.03m x 2.58m)

Wall papered walls with smooth ceilings and a combination of both pendant and spot lighting finished with original wooden floorboards Upvc double glazed window to rear.

## BEDROOM FOUR

7' 2" x 8' 6" (2.20m x 2.61m)

Smooth walls and ceilings with a central light pendant finished with the original wooden floorboards. Upvc double glazed stained glass window to front.

## BATHROOM

Fitted with a modern three piece suite comprising walk in double shower with glass shower screen, WC and wash hand basin with under storage. Tiled walls and flooring with smooth ceilings and spot lighting. Upvc double glazed obscure window to side.

## SECOND FLOOR LANDING

Smooth walls and ceilings with spot lighting finished with laminate flooring. Upvc double glazed window to side. Door leading to bedrooms five, six and the second floor bathroom.

## BEDROOM FIVE

9' 11" x 13' 1" (3.03m x 4.00m)

Smooth walls and ceilings with spot lighting finished with laminate flooring. Upvc double glazed window to rear.

## BEDROOM SIX/ STORAGE ROOM

11' 4" x 15' 6" (3.47 max m x 4.74m)

(Restricted head height) - Smooth walls and ceilings with spot lighting finished with laminate flooring. X2 skylight windows to front. Storage in eaves.

## SECOND FLOOR BATHROOM

Fitted with a modern three piece suite comprising bath, WC and wash hand basin. Tiled walls and flooring with smooth ceilings and spot lighting. Skylight window to rear.

## OUTSIDE

Front - A spacious front garden mostly laid to lawn with a stone chipped driveway to the side. Green hedge line offers privacy with a range of plants and shrubs. Side access leading to rear garden.

Rear - An closed rear garden offering a paved area ideal for outside dining with the remainder laid to lawn. Large conifer trees offer privacy to the rear plus a detached garage ideal for storage.

## GARAGE

18' 2" x 9' 0" (5.55m x 2.75m)

Standard up and over garage door with power sockets and lighting. Upvc double glazed window to side.

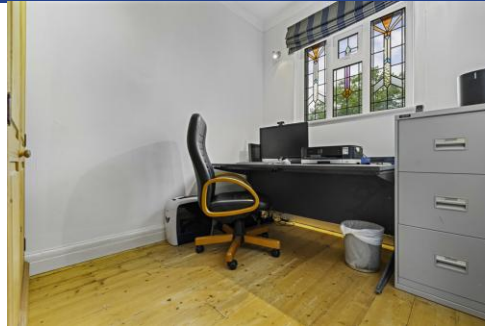


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Birchgrove** 029 2052 9026

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