

151 Heathwood Road,
Heath, Cardiff, CF14 4BL



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£650,000



Detached House

4

2

2

2

Property Description

An imposing, versatile, detached residence of character occupying a prominent position in one of Cardiff's most sought after locations. This completely individual, bay fronted property has the benefit of being tastefully modernised and hugely extended offering the modern family way of life. This unique and most impressive property has to be viewed internally to be fully appreciated. No chain.

Tenure **Freehold**

Council Tax Band **G**

Floor Area Approx **1,593 sq ft**

Viewing Arrangements
Strictly by appointment

STORM PORCH

Tiled flooring.

HALLWAY

Entered via uPVC double glazed door with decorative glazed panels to side and above. Wood flooring. Deep skirting. Coved ceiling and plate rack. Radiator with decorative cover. Turned staircase to first floor. Understairs storage cupboard.

LOUNGE

15' 5" x 11' 8" (4.87m (to bay) x 3.63m max)
uPVC double glazed bay window to front with decorative glazed fan lights. Obscured decorative glazed window to side. Coved ceiling. Deep skirting. TV point. Radiator. Fire surround.

DINING ROOM

11' 8" x 13' 3" (3.64m x 4.09m)
uPVC double glazed window to side. Wood block flooring. Coved ceiling. Open fireplace with wood burning stove.

L SHAPED KITCHEN/ DINER/ FAMILY ROOM

20' 0" x 27' 1" (6.12m x 8.28m)
Double glazed uPVC French doors to rear. uPVC double glazed window to rear. 4 velux skylights. High gloss ceramic tiled flooring. Spotlights. Wall

lights. 3 vertical radiators. A range of base and wall units incorporating stainless steel double sink unit with mixer tap and wood effect work surface. Breakfast bar. Built in double oven. Electric hob with stainless steel extractor fan over. Stone effect splashbacks. Integrated dishwasher and fridge/freezer. Understairs storage area accessed via kitchen.

UTILITY ROOM

7' 9" x 7' 8" (2.37m x 2.34m)
Door from kitchen. Tiled flooring. Plumbing for washing machine.

SHOWER ROOM

7' 11" x 2' 11" (2.42m x 0.89m)
Obscure glazed door. 3 piece suite comprising walk in shower, low level w.c and wash hand basin. Wall mounted vertical radiator. Tiled flooring. Part tiled walls.

3RD RECEPTION ROOM/ BEDROOM 4

16' 2" x 8' 5" (5.16m max x 2.82m max)
uPVC leaded French doors to rear. UPVC double glazed sliding patio doors. Laminate flooring. Spotlights.

151 Heathwood Road, Heath, Cardiff, CF14 4BL

FIRST FLOOR

LANDING

Double glazed obscured decorative window to side. Access to loft space.

BEDROOM ONE

15' 1" x 11' 8" (4.89m x 3.64m)

Double glazed uPVC bay window to front. Coved ceiling. Deep skirting boards. Radiator.

BEDROOM TWO

11' 6" x 13' 1" (4.05m x 3.01m to wardrobes)

Double glazed window to rear. Coved ceiling. Deep skirting. Fitted wardrobes.

BEDROOM THREE

8' 0" x 7' 6" (2.42m x 2.35m)

uPVC double glazed leaded window to front. Coved ceiling. Picture rail.

FAMILY BATHROOM

9' 4" x 7' 10" (2.86m x 2.39m)

Obscured uPVC double glazed window. 4 piece suite comprising of stand alone bath with central mixer tap and shower attachment, low level wc with concealed tank, walk in shower and wash hand basin with mixer tap and with storage below.

Chrome heated towel rail. Part stone effect wall tiles. Coved ceiling.

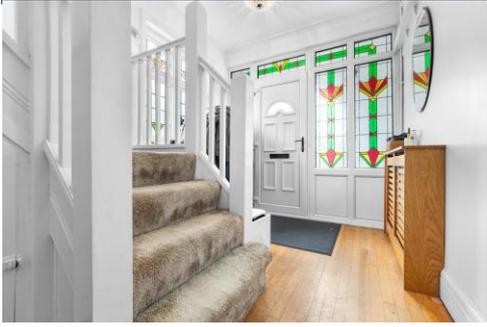
FRONT

Block paved driveway leading to single garage door (limited storage not for use of a car). Parking for several vehicles.

REAR GARDEN

Mostly laid to lawn with patio area. Range of mature trees and shrubs including a large Apple Tree. Outside tap. Outside lighting. Gate to front.

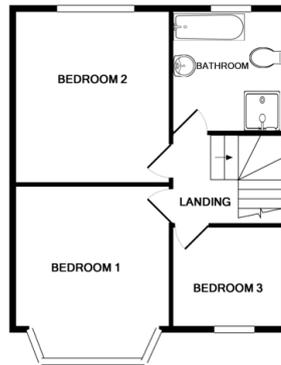
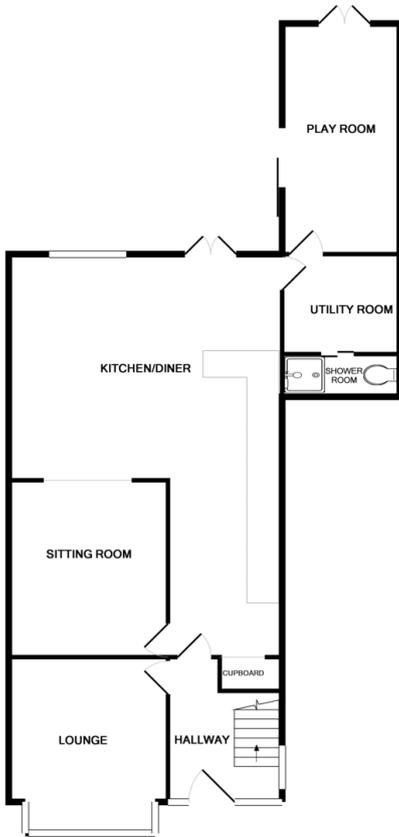
151 Heathwood Road,
Heath, Cardiff, CF14 4BL



151 Heathwood Road,
Heath, Cardiff, CF14 4BL

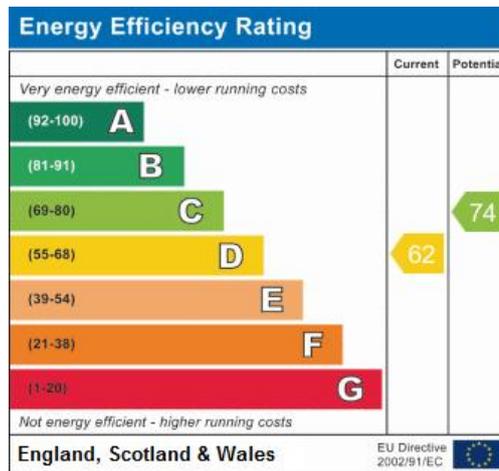


151 Heathwood Road, Heath, Cardiff, CF14 4BL



TOTAL APPROX. FLOOR AREA 1571 SQ.FT. (145.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2018



Birchgrove 029 2052 9026

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.