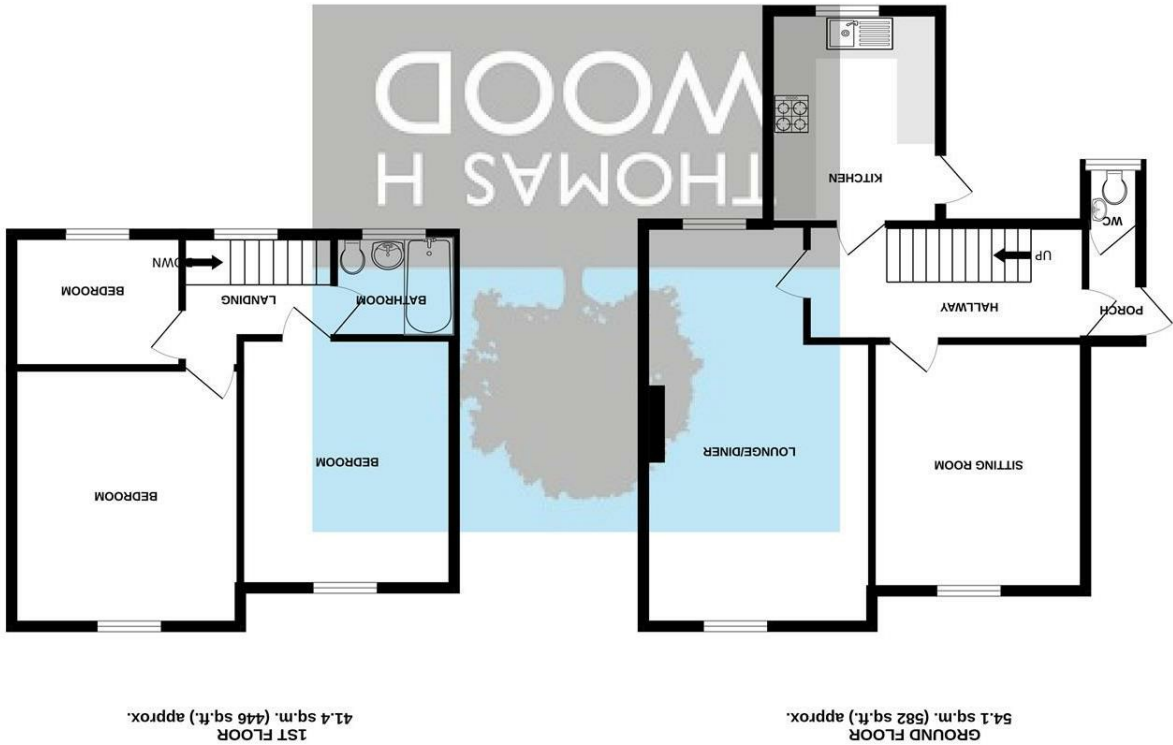


While every attempt has been made to insure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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3 BED SEMI



1ST FLOOR
41.4 sq.m. (446 sq.ft.) approx.

GROUND FLOOR
54.1 sq.m. (582 sq.ft.) approx.

www.thomashood.com

WEBSITE

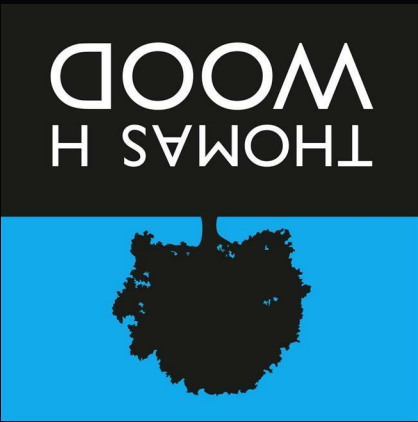
02920 626252

TELEPHONE

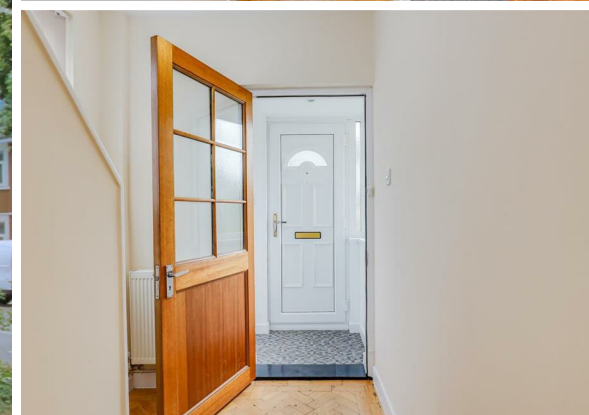
lettings@thomashood.com

EMAIL

CONTACT



Energy Efficiency Rating		EU Directive 2002/91/EC	
	Potential	Current	



91 St Anthony Road,
Heath, Cardiff
CF14 4DG

Asking Price £500,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1028.00 sq ft

Current EPC Rating - D67

Potential EPC Rating - B83



A traditional, semi-detached, three bedroom house, built in the 1930s, boasting a delightful position close to Heath Park playing fields. This well-proportioned family home has excellent potential for side and rear extensions due to the generous corner plot (subject to planning) This delightful family home is superbly located on this sought after residential road, away from passing traffic, yet within walking distance of the University Hospital of Wales. There are many local shops also within walking distance, whilst the A470 and M4 motorways are just a few minutes' drive away. The property has off road parking for two vehicles, as well as a double garage. The accommodation briefly comprises an entrance hall, WC, sitting room, lounge/diner and kitchen. To the first floor there are three bedrooms, family bathroom and a substantial loft that is suitable for conversion subject to planning. To be sold with no onward chain.

ENTRANCE

Via UPVC door to internal hall. Door to WC and glazed door to hallway. With original woodblock flooring, painted walls and smooth ceiling. Doors to all rooms and stairs rising to the first floor. UPVC window with fitted blind and radiator with TRV.

LOUNGE

3.38m x 3.94m (11'1" x 12'11")

Overlooking the front aspect of the property, with carpeted floor, painted walls and smooth ceiling. Picture UPVC window with fitted blind and radiator with TRV.

SITTING ROOM

3.62m x 6.39m (11'10" x 20'11")

A bright and spacious second reception room with laminate flooring, painted walls and smooth ceiling. UPVC windows to front and rear and radiator panels with TRV's

KITCHEN

2.72m x 3.37m (8'11" x 11'0")

A modern fitted kitchen with high gloss white cupboards and base units with contrasting works over. Stainless steel one and a half bowl sink with chrome tap, space and plumbing for washing machine and fridge freezer. Fitted electric oven, five ring gas hob with stainless steel extractor over. Wall mounted Worcester combination boiler, UPVC window to garden and UPVC door to side and patio. Laminate flooring, Metrô brick tiling walls and smooth ceiling spotlights.

W.C.

0.77m x 1.26m (2'6" x 4'1")

With enclosed WC, wall mounted wash hand basin, tiling to halfway, painted walls and smooth ceiling with spotlights. Vinyl tile effect flooring and UPVC window.

LANDING

Via carpeted staircase to landing with painted walls, smooth ceiling with smoke alarm and loft hatch. UPVC window to side doors to all rooms.

BEDROOM ONE

3.60m x 4.10m (11'9" x 13'5")

A generous master bedroom overlooking the front aspect of the property with carpeted floor, painted walls and smooth ceiling. UPVC window with views of Heath Park and radiator panel with TRV.

BEDROOM TWO

3.40m x 3.94m (11'1" x 12'11")

A further double bedroom overlooking the front aspect of the property with carpeted floor, painted walls and smooth ceiling. UPVC window with views of Heath Park and radiator panel with TRV.

BEDROOM THREE

2.66m x 2.14m (8'8" x 7'0")

Overlooking the rear aspect of the property with carpeted floor, painted walls and smooth ceiling. UPVC window and radiator panel with TRV.

BATHROOM

1.91m x 1.78m (6'3" x 5'10")

A three-piece bathroom comprising of P-shaped panelled bath with glazed shower screen and electric shower over. Wash hand basin vanity unit with enclosed WC. Fully tiled walls, vinyl flooring, chrome towel radiator and UPVC window with roller blind.

OUTSIDE

REAR

With patio area and hardstand for shed. Laid lawn with mature borders with shrubs and plants. Further patio area leading to double garage.

FRONT

A sizable frontage with large laid lawn, mature borders with plants and shrubs. Pathway to front door and gate to rear garden.

DOUBLE GARAGE

4.75m x 5.37m (15'7" x 17'7")

Driveway and parking for two cars leading to up and over door and side door to garden. With electric and lighting and windows to the garden. This generous space provides an excellent opportunity for conversion if desired and subject to the relevant permissions.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F

