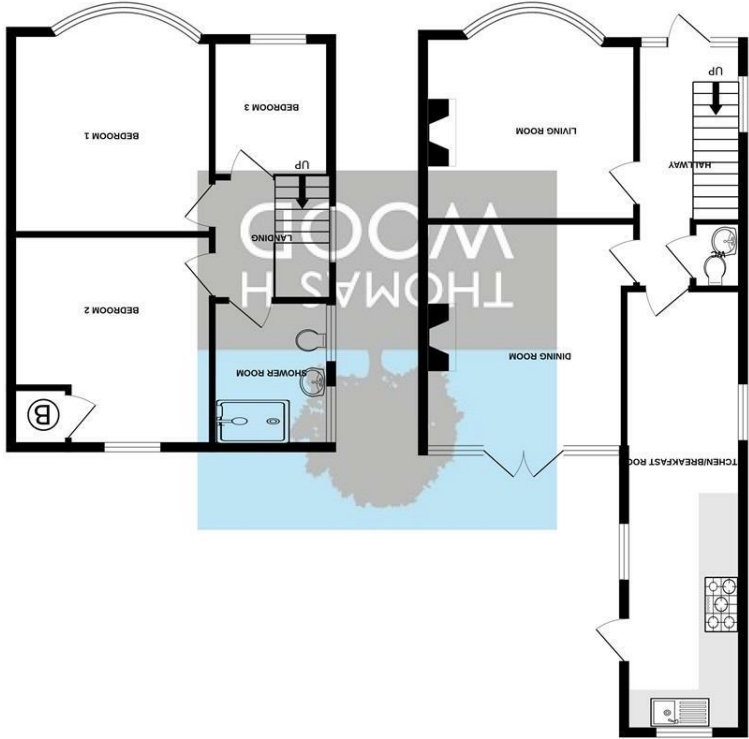


When viewing this house to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is an approximate guide only and should be used as a guide only. prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.

TOTAL FLOOR AREA : 96.2 sq.m. (1026 sq.ft.) approx.



GROUND FLOOR
52.9 sq.m. (570 sq.ft.) approx.

1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

www.thomashwood.com

WEBSITE

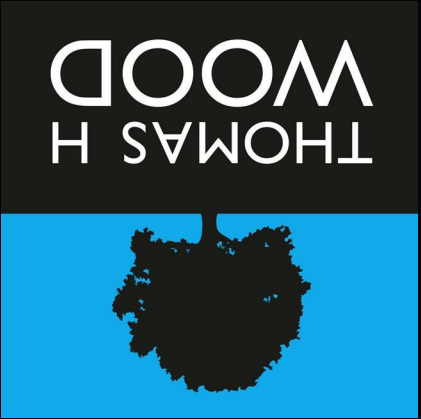
02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





196 Heathwood Road,
Heath, Cardiff
CF14 4BR

£495,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1036.00 sq ft

Current EPC Rating - D62

Potential EPC Rating - C78



A spacious and beautifully presented, 3 bedroom semi-detached family home, ideally located on Heathwood Road in the Heath. The current owners have transformed the property with tasteful decoration throughout, with many of the original features remaining at the heart of this impressive home. The property benefits from new windows to the front, wooden shutters, wood block flooring, oak internal doors and a modern Worcester combination boiler. Furthermore, the property has excellent extension potential due to the generous gardens to the rear and substantial space within the loft. (Subject to planning) The property briefly comprises; spacious entrance hallway, living room, dining room, WC and kitchen breakfast room to the ground floor. To the first floor there are 3 excellent size bedrooms and a wet room. The property is within walking distance to the UHW, catchment of the highly regarded primary and secondary schools, a short distance to the public transport and well placed for the M4 motorway. Viewings of this impressive family home are highly recommended and will be sold with no onward chain.

ENTRANCE HALL

Via partially glazed original front door with decorative glazing. Leading to a spacious hallway with original wood block flooring and traditional radiator. Painted walls, smooth ceiling with coving, UPVC window to side aspect and doors to all rooms.

LIVING ROOM

3.77m x 4.45m (12'4" x 14'7")

Overlooking the front aspect of the property with original wood block flooring, large UPVC bay window with decorative glazing and wooden shutters. Painted walls with picture rail, papered ceiling with coving, fireplace with brick surround and hearth. Radiator with TRV and opening to;

DINING ROOM

3.61m x 4.82m (11'10" x 15'9")

A bright and sunny dining room overlooking the patio and delightful rear gardens. With original wood block flooring, painted walls with picture rail, papered ceiling, fireplace with brick surround and hearth. UPVC doors and windows, with fitted blinds.

WC

0.73m x 1.83m (2'4" x 6'0")

With original wood block flooring, painted walls, extractor fan, low level WC and wash hand basin vanity unit. Cupboard housing electrical consumer unit and meter.

KITCHEN/BREAKFAST ROOM

2.12m x 7.99m (6'11" x 26'2")

A spacious kitchen breakfast room with a range a wall and base units and granite worktops over. Composite one bowl sink with chrome swan neck tap, integrated dishwasher, space and plumbing for washing machine, range cooker with black chimney hood over. Slate tiled floors,

painted walls and brushed chrome spotlights. Space for a large dining table and chairs, UPVC windows to the side and rear aspects and door to rear garden.

LANDING

Via staircase to spacious landing with wooden floor, UPVC window to side and doors to all rooms.

BEDROOM ONE

3.58m x 4.55m (11'8" x 14'11")

Overlooking the front aspect of the property with large UPVC bay window with decorative glazing. Carpeted floor, painted walls with picture rail, smooth ceiling and radiator with TRV.

BEDROOM TWO

3.58m x 4.03m (11'8" x 13'2")

A spacious double bedroom overlooking the rear aspect of the property. With carpeted floor, painted and feature panelled wall, smooth ceiling and radiator with TRV. UPVC window with fitted blind, cupboard housing a modern Worcester combination boiler.

BEDROOM THREE

2.19m x 2.58m (7'2" x 8'5")

Overlooking the front aspect of the property with wooden floors, painted walls, smooth ceiling with loft hatch. Radiator with TRV and UPVC window with decorative glazing and fitted blind.

WET ROOM

2.10m x 2.34m (6'10" x 7'8")

A modern suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap, wet room shower with glazed screen and chrome mixer shower. Fitted hand rail, fully tiled walls and laminate floor. UPVC windows to the side aspect and anthracite grey vertical radiator with TRV.

OUTSIDE

FRONT

With off road parking and block paved driveway. Laid lawn with brick built perimeters. ??

REAR

A wonderful rear garden with patio and large laid lawn. An abundance of mature flowers, shrubs and plants. Timber and brick built perimeters. Access to the driveway and single detached garage.

COUNCIL TAX

Band F

TENURE

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

