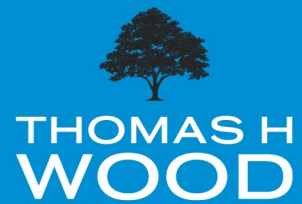




Heathwood Road,
Heath, Cardiff,
CF14 4BQ



£550,000

5 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this beautifully presented and versatile family home offering generous living accommodation arranged over three floors. The ground floor features multiple reception rooms alongside a stunning open-plan kitchen and dining area with bi-folding doors opening onto the rear garden. To the first floor, there are four well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to an impressive master bedroom suite with fitted wardrobes, deep eaves storage and a modern shower room. Further benefits include an integral garage with electric roller door, driveway parking for two cars and a delightful south-east facing rear garden, all conveniently located close to the excellent public transport links, highly regarded schools and the excellent local amenities. Walking distance to the University Hospital Wales.



ENTRANCE HALLWAY

A spacious entrance hallway with carpeted flooring, papered walls with dado and picture rails, stairs rising to the first floor and doors providing access to all ground floor rooms.

LOUNGE

11'4" x 14'3"

Front aspect reception room with herringbone wood block flooring, papered walls with picture rail, papered ceiling with coving, coal-effect gas fire with wooden surround, UPVC bay window and radiator with TRV.

SITTING ROOM

11'2" x 13'7"

A versatile rear aspect reception room with carpeted flooring, feature open fire with slate hearth and wooden surround. Papered walls with picture rail, smooth ceiling with coving and fully glazed doors opening into the kitchen dining space. Door to



Features

- Substantial family home with flexible accommodation arranged over three floors
- Multiple reception rooms and a dedicated home office
- Open-plan kitchen and dining space with bi-folding doors to the rear garden
- Five bedrooms, including a generous master suite with en-suite
- Integral garage with electric roller door and off-road parking
- South-east facing rear garden
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities

STUDY

6'5" x 10'11"

Rear aspect home office with carpeted flooring, painted walls, smooth ceiling with Velux window, useful storage cupboard and glazed doors providing access to the integral garage and rear garden. Access from the sitting room.





KITCHEN**10'3" x 17'3"**

Well-appointed kitchen fitted with a range of wall and base units with contrasting work surfaces, integrated dishwasher, double ovens and microwave, stainless steel sink, induction hob with extractor over and porcelain tiled flooring, open-plan to the dining area.

DINING AREA**18'2" x 12'9"**

Rear aspect dining space with continuation of tiled flooring, painted walls, bi-folding doors opening onto the rear garden, side picture window and Velux windows providing excellent natural light.

UTILITY ROOM**5'6" x 3'11"**

Practical utility room with space and plumbing for a washing machine, work surfaces over fitted shelving, continuation of tiled flooring and door to the ground floor WC.

W.C.**4'9" x 2'7"**

Ground floor WC with tiled flooring, low-level WC, wall-mounted wash hand basin with tiled splashback, smooth ceiling, UPVC window and radiator with TRV.

FIRST FLOOR**LANDING**

Spacious landing with carpeted flooring, stairs rising to the second floor, doors to all first-floor rooms and a useful storage cupboard.

BEDROOM ONE**11'10" x 14'4"**

Front aspect double bedroom with carpeted flooring, painted walls with papered feature wall and picture rails, smooth ceiling with coving and deep UPVC bay window.

BEDROOM TWO**12'4" x 9'0"**

Rear aspect double bedroom with wooden flooring, painted walls with picture rail, smooth ceiling, UPVC window and feature fireplace with tiled hearth.

BEDROOM THREE**12'8" 7'0"**

Side aspect bedroom with carpeted flooring, painted walls with picture rail, smooth ceiling, feature fireplace, UPVC window and radiator with TRV.

**5 BEDROOMS****2 BATHROOMS****3 RECEPTION ROOMS****ENERGY RATING: D****Information**

- Postcode: CF14 4BQ
- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1084.70 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

BEDROOM FOUR

5'11" x 8'8"

Front aspect bedroom with carpeted flooring, papered walls with picture rail, smooth ceiling, UPVC window and radiator with TRV.

BATHROOM

6'6" x 6'7"

Rear aspect family bathroom fitted with a modern suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls and flooring, smooth ceiling, UPVC window and radiator with TRV.

SECOND FLOOR**MASTER BEDROOM**

13'3" x 17'0"

A generous master bedroom with carpeted floor, painted walls and smooth ceiling with spotlights. Dual aspect UPVC windows with delightful views. Radiator with TRV, deep fitted wardrobes along one side and eaves storage.

SHOWER ROOM

5'7" x 5'8"

A three-piece suite with double shower, low-level WC, pedestal wash and basin and smooth ceiling with spotlights. UPVC window to the rear.

OUTSIDE**FRONT**

Block-paved driveway providing off-road parking for two vehicles and access to the integral garage.

REAR

South-east facing rear garden with patio seating area leading onto a generous lawn bordered by mature plants, trees and shrubs. Wooden garden shed.

INTEGRAL GARAGE

7'10" x 16'9"

Integral garage with electric roller door, lighting, power and internal access to the main house.

TENURE

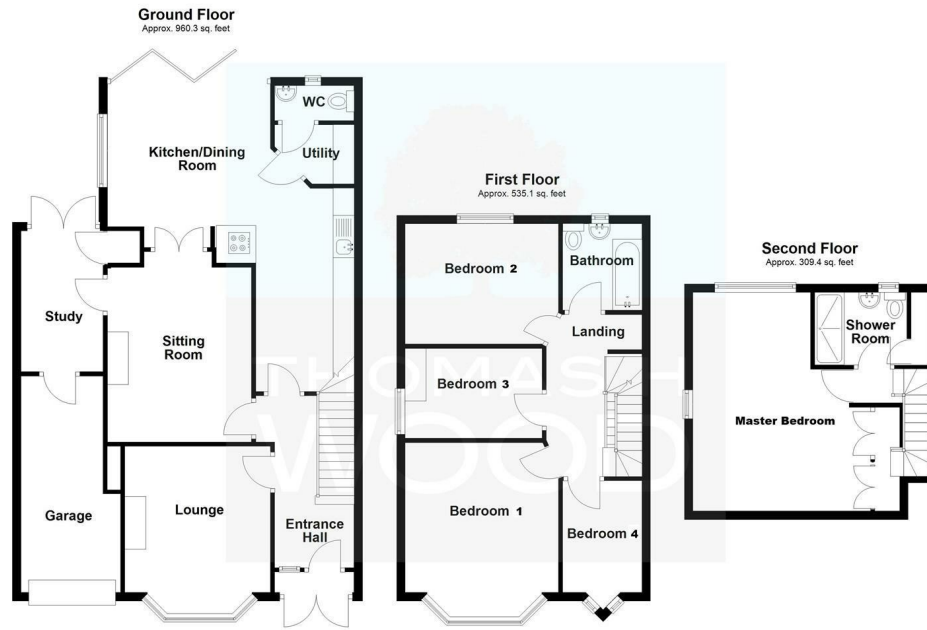
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band G







Total area: approx. 1804.7 sq. feet

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

An exciting opportunity to purchase this beautifully presented and versatile family home offering generous living accommodation arranged over three floors.

Thomas H Wood



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