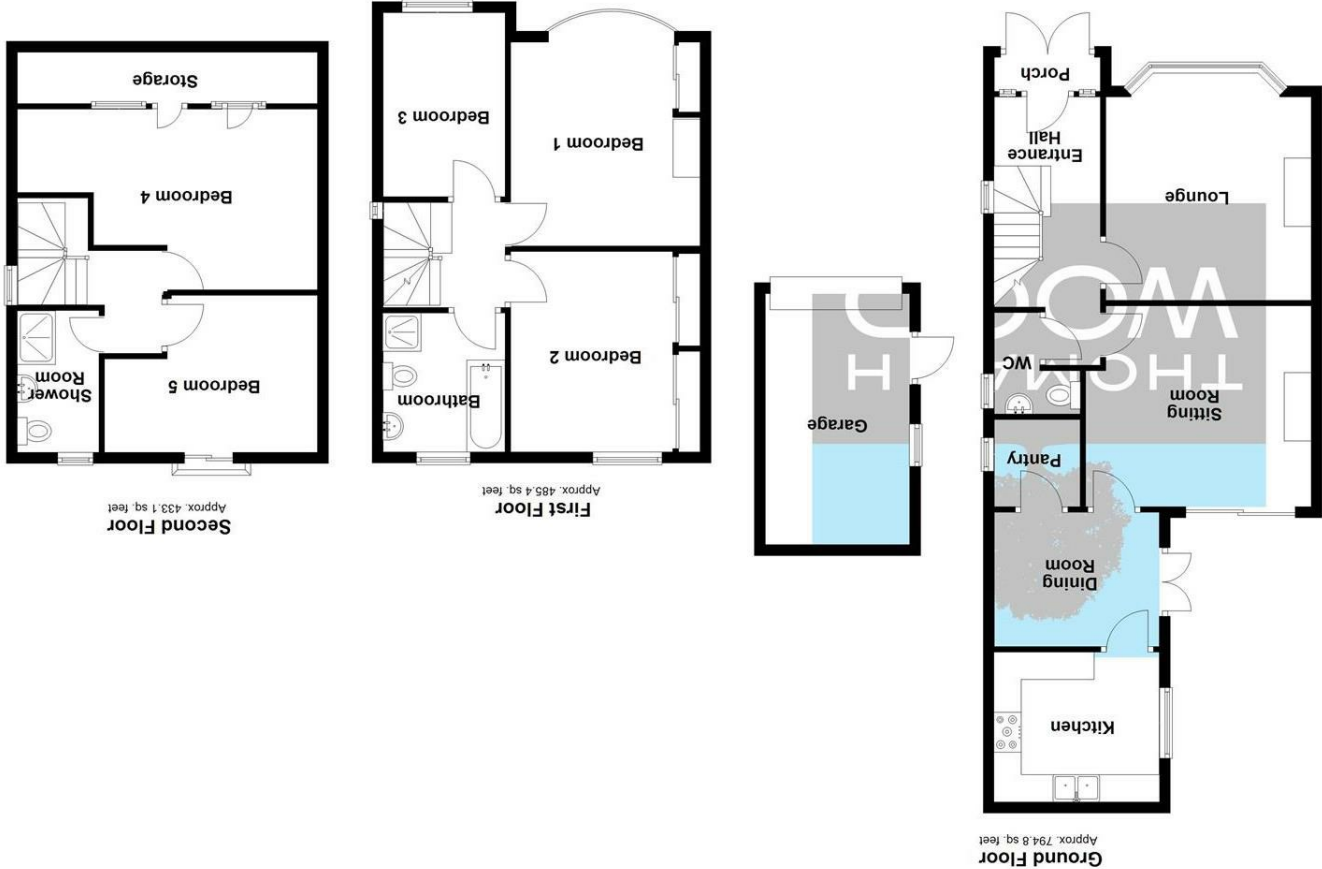


Total area: approx. 1713.3 sq. feet



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		
Potential		

THOMAS H WOOD



CONTACT

EMAIL

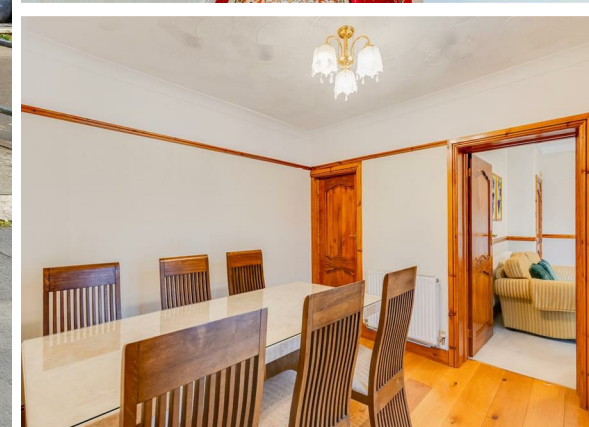
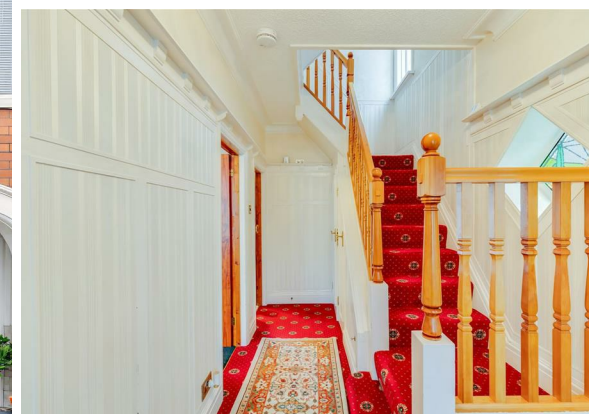
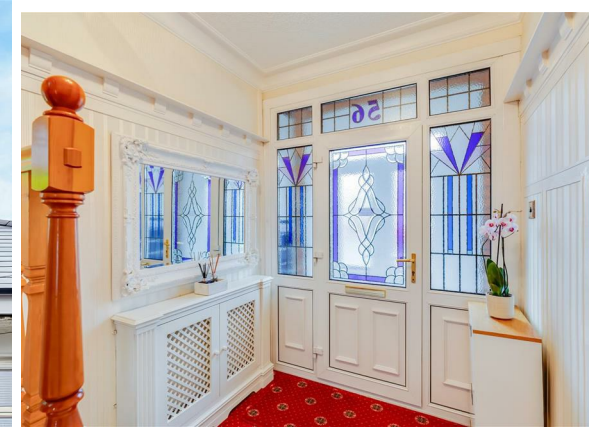
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



56 Rhydhelig Avenue,
Heath, Cardiff
CF14 4DE

£535,000
House - Semi-Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 1506.40 sq ft

Current EPC Rating - C74

Potential EPC Rating - B81



An exciting opportunity to purchase this spacious and beautifully presented, five bedroom family residence, ideally located on Rhydhelig Avenue in the Heath. Within walking distance to the UHW, Heath Park and the excellent public transport links to the City. The current owners have maintained the property to a very high standard and is offered in excellent order throughout. The property briefly comprises porch, spacious entrance hallway, cloakroom/wc, lounge, sitting room, dining room, fitted kitchen and utility room. To the first floor there are, three bedrooms and a family bathroom and two further bedrooms and a separate shower room to the second floor. The property further benefits from a modern combination boiler UPVC double glazing, off-road parking, garage and enclosed rear garden. Viewings are highly recommended.

HALLWAY

Via UPVC door to a generous entrance hallway with carpeted floor, panelled walls with plate rack. Doors to all rooms and stairs to the first floor.

LOUNGE

3.74m x 4.44m (12'3" x 14'6")

Overlooking the front aspect with carpeted floor, papered walls and textured ceiling with coving. Feature gas fire and surround, deep UPVC window with fitted blinds and radiator panel.

SITTING ROOM

4.13m x 3.68m (13'6" x 12'0")

Overlooking the rear aspect with carpeted floor, painted walls with dado rail and textured ceiling with coving. Feature gas fire and surround, UPVC sliding doors with fitted blinds and radiator panel.

DINING ROOM

3.03m x 2.74m (9'11" x 8'11")

Oak flooring, painted walls with picture rail and textured ceiling. UPVC French doors with fitted blinds and radiator panel.

UTILITY

1.60m x 1.60m (5'2" x 5'2")

Space and planning for washing machine and tumble dryer. Wall mounted Worcester combination boiler and UPVC window to the side

KITCHEN

3.01m x 2.73m (9'10" x 8'11")

A modern kitchen with a range of wall and base units and quartz work surfaces over. Inset sinks with chrome tap, five ring gas hob with extractor over and electric oven under. Space for fridge freezer and UPVC window to the side aspect and Velux windows. Tiled floor and tiled splash back.

W.C.

1.58m x 1.03m (5'2" x 3'4")

Fully tiled suite with low level WC, pedestal wash hand basin, UPVC window and radiator panel

LANDING

Via carpeted staircase to landing. Doors to all rooms and further stairs to the loft room.

BEDROOM ONE

3.49m x 4.48m (11'5" x 14'8")

Overlooking the front aspect with carpeted floor, papered walls with picture rail and papered ceiling. UPVC bay window and radiator panel.

BEDROOM TWO

3.46m x 3.70m (11'4" x 12'1")

Overlooking the rear aspect with carpeted floor, papered walls with picture rail and papered ceiling with coving. Fitted wardrobes along side, UPVC window and radiator panel.

BEDROOM THREE

2.29m x 3.37m (7'6" x 11'0")

Overlooking the front aspect with carpeted floor, papered walls with picture rail and papered ceiling. UPVC window and radiator panel.

BATHROOM

2.23m x 2.60m (7'3" x 8'6")

Four piece suite with fully tiled walls and floor. Panelled bath with chrome taps, pedestal wash hand basin with chrome mixer tap, low level WC and shower enclosure with electric shower. UPVC window to the rear and radiator panel.

LANDING

Carpeted stairs to the second floor. Doors to bedrooms four and five, plus shower room.

BEDROOM FOUR

5.41m x 3.31m (17'8" x 10'10")

(max) With carpeted floor, painted and smooth ceiling with spotlight and Velux windows. Useful eaves storage and vertical radiator.

BEDROOM FIVE

3.76m x 2.87m (12'4" x 9'4")

Carpeted floor, painted and smooth ceiling with spotlights. Juliet balcony with sliding UPVC door and vertical radiator.

SHOWER ROOM

1.50m x 2.61m (4'11" x 8'6")

Modern and fully tiled suite. With low level WC, pedestal Wash hand basin and shower enclosure with glazed sliding doors and chrome mixer shower.

OUTSIDE

FRONT

Off road parking and low maintenance garden. Continuation of the driveway to the single garage and rear garden access

REAR

A well maintained rear garden with patio and lawn areas. Raised flower beds with mature plants and shrubs. Enclosed with timber fencing and gate to the front. Detached single garage with up and over door and UPVC door to and from the garden.

TENURE

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

COUNCIL TAX

Band F

