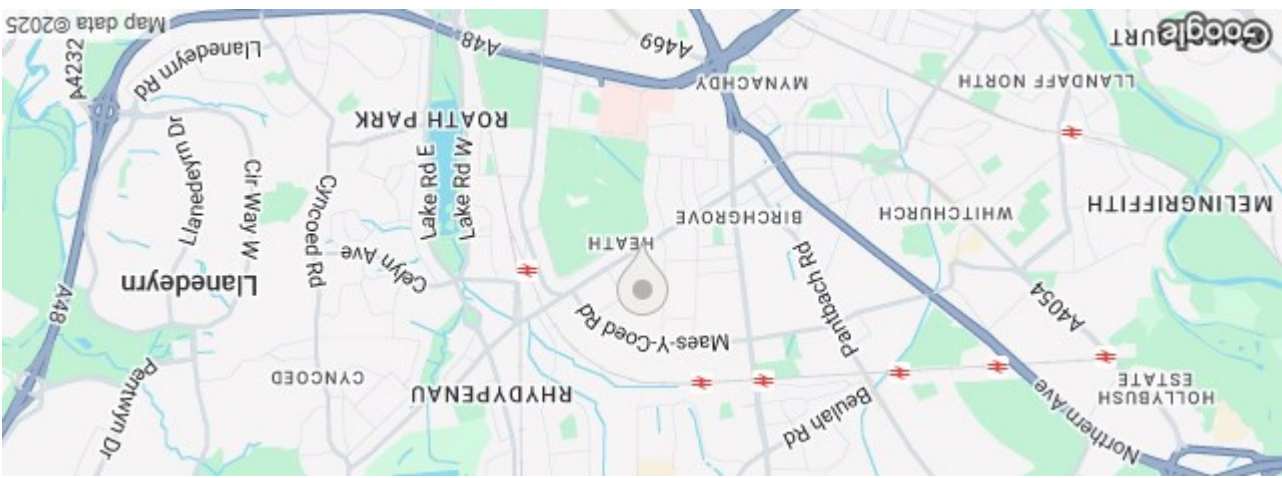
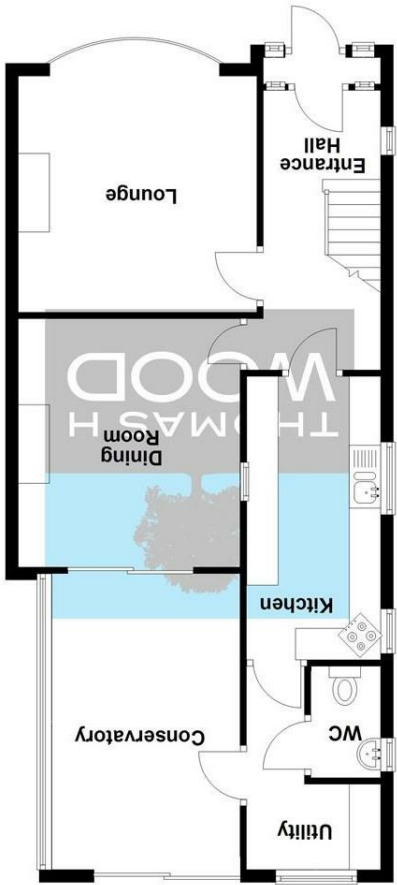




Total area: approx. 1243.6 sq. feet



Ground Floor
Approx. 752.8 sq. feet



First Floor
Approx. 490.8 sq. feet

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	

THOMAS H
WOOD



CONTACT

EMAIL

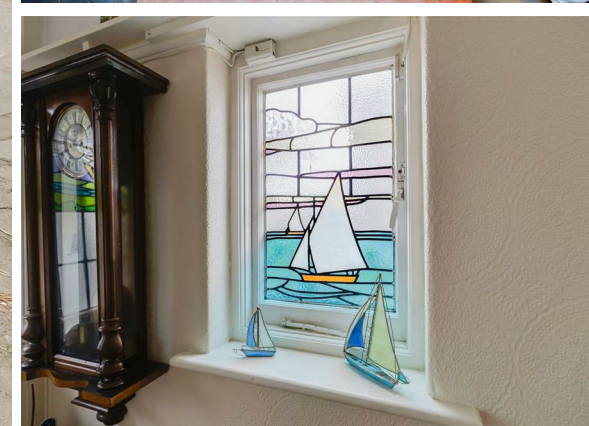
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



134 Heathwood Road,
Heath, Cardiff
CF14 4BQ

Offers In Excess Of
£425,000
House - Semi-Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 1243.60 sq ft

Current EPC Rating - E54

Potential EPC Rating - B83

A rare opportunity to purchase this spacious, three-bedroom family home, ideally located on Heathwood Road. The property is offered for sale for the first time since 1960 and is sold with no onward chain. The property has been well maintained over the years but would benefit from modernisation. There are exciting opportunities to extend the property to the side, rear and into the roof space, subject to the relevant permissions. The property briefly comprises; entrance hallway, lounge, dining room, conservatory, kitchen, WC and utility. To the first floor, there are three good size bedrooms, WC and bathroom. Ample off road parking and a generous rear garden completes this lovely family home.

ENTRANCE

Via UPVC door to storm porch, leading to original hardwood door with stain glass inserts.

HALLWAY

A spacious hallway with carpeted floor, radiator panel, doors to all rooms and stairs rising to the first floor.

LOUNGE

3.81m x 4.5 (12'5" x 14'9")

Carpeted floor, papered walls with coving. Feature electric fire, deep UPVC bay window and radiator panel.

SITTING ROOM

3.54m x 4.10m (11'7" x 13'5")

Carpeted floor, papered walls with coving. Feature gas fire, with back boiler system, sliding doors to the conservatory.

KITCHEN

2.25m x 4.51m (7'4" x 14'9")

Electric hob and over Double glazed window to the side.

UTILITY

2.18m x 3.25m (7'1" x 10'7")

Space and plumbing for washing machine and tumble dryer

W.C.

1.69m x 2.25m (5'6" x 7'4")

Low level WC and wash hand basin vanity unit. Single glazed window to the side.

CONSERVATORY

2.96m x 4.81m (9'8" x 15'9")

Glazed roof, windows and sliding doors from the sitting room and further sliding doors to the garden.

LANDING

Via carpeted staircase to landing. Doors to all rooms, loft access and original stain glass window to side, with secondary glazing.

BEDROOM ONE

3.17m x 4.58m (10'4" x 15'0")

Carpeted floor, papered walls and fitted wardrobes. UPVC window bay and radiator panel.

BEDROOM TWO

3.45m x 3.88m (11'3" x 12'8")

Carpeted floor, papered walls with picture rail and fitted wardrobes. Double glazed window and radiator panel.

BEDROOM THREE

2.40m x 2.41m (7'10" x 7'10")

Carpeted floor and papered walls with picture rail. UPVC window and radiator panel.

SHOWER ROOM

2.14m x 1.48m (7'0" x 4'10")

Pedestal wash hand basin and walk in shower. Carpeted floor, tiled walls, radiator panel and double glazed window.

W.C.

1.16m x 0.77m (3'9" x 2'6")

Low level WC, part tiled walls and UPVC window

OUTSIDE

REAR

A private rear garden with mature plants, shrubs and trees. Green house to rear and single garage to the side. Timber perimeters and gate to driveway.

TENURE

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

COUNCIL TAX

Band F



