

Armoury Drive

HEATH, CARDIFF, CF14 4NP

GUIDE PRICE £335,000

**Hern &
Crabtree**



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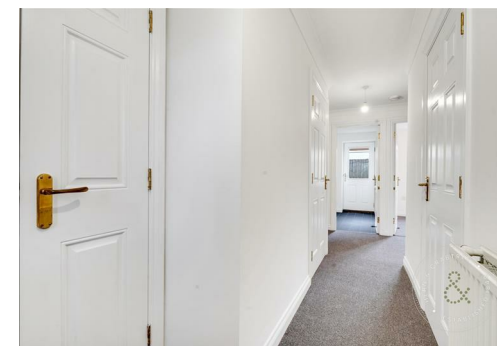
NO CHAIN. Situated within a peaceful cul-de-sac in the heart of Heath, this attractive mid-terrace townhouse presents a rare opportunity to acquire a well proportioned family home with no onward chain, ready for immediate occupation. Arranged across three thoughtfully planned floors, the property has been recently redecorated and newly carpeted, creating a calm and welcoming interior that balances practicality with comfort.

The layout is particularly versatile, offering ground floor accommodation that adapts easily to modern living, while the principal reception spaces enjoy excellent natural light and a sense of separation ideal for family life. Upper floors provide well sized bedrooms, each complemented by en suite facilities, enhancing both privacy and convenience.

Heath remains one of Cardiff's most consistently sought-after residential areas, prized for its established community feel and excellent access to the city. Nearby Heath Park offers expansive green space, woodland walks and recreational facilities, while a range of local shops, cafés and amenities are close at hand. The area is well served by respected primary and secondary schools, making it a popular choice for families.

Transport links are particularly strong, with regular bus services and nearby rail connections providing straightforward access to Cardiff city centre, the University Hospital of Wales and the wider region. Road links to the A48 and M4 are also easily reached, supporting commuting further afield.

This is a home that combines location, space and readiness, offering an appealing proposition for buyers seeking a well cared for townhouse in one of north Cardiff's most enduring neighbourhoods.



1436.00 sq ft

Entrance Hall

Entered through a double glazed composite front door, the hallway is welcoming and well organised with two built-in storage cupboards, a radiator and access to the integral garage. Doors lead to the ground floor accommodation and stairs rise to the first floor.

Utility Room

The utility room provides space and plumbing for a washing machine and tumble dryer, along with a stainless steel sink and drainer set within fitted units. A Worcester gas combination boiler is discreetly housed within a cupboard. There is a radiator, vinyl flooring and a double glazed door opening directly to the rear garden.

Bedroom Three

A versatile ground floor double bedroom with a double glazed window overlooking the rear garden and a radiator, suitable for guest accommodation, home working or family use.

Shower Room

The ground floor shower room is fitted with a quadrant shower enclosure with bi-fold glass doors and plumbed shower, WC and wash hand basin with tiled splashback. Finished with a vinyl floor, part tiled walls, radiator and extractor fan.

First Floor Landing

Stairs rise to the first floor landing, which provides access to the principal living accommodation and continues up to the second floor.

Living Room

Positioned at the front of the property, the living room enjoys two double glazed windows, two radiators, wood laminate flooring and an electric fireplace with surround, creating a comfortable and inviting reception space.

Kitchen Diner

Located to the rear, the kitchen diner is fitted with a range of wall and base units with work surfaces over, tiled splashbacks, an integrated double oven, four-ring gas hob with extractor above, and a stainless steel one-and-a-half bowl sink with mixer tap. There is space and plumbing for a dishwasher, along with space for a fridge freezer. The room

offers vinyl flooring, a radiator, double glazed windows and ample space for a dining table and chairs.

Second Floor Landing

A small landing with part wooden balustrade provides access to the two upper bedrooms.

Bedroom One

A generous double bedroom with a double glazed window to the front, radiator and access to an en suite bathroom.

En Suite Bathroom

Fitted with a bath with plumbed shower over, WC and wash hand basin with vanity cupboard. Finished with vinyl flooring, tiled splashbacks, part tiled walls, shaver point and extractor fan.

Bedroom Two

A further double bedroom with a double glazed window to the rear, radiator and loft access hatch, also benefiting from an en suite shower room.

En Suite Shower Room

Comprising a quadrant shower enclosure with plumbed shower and sliding glass screen, WC and wash hand basin with vanity cupboard. Features tiled walls, vinyl flooring, radiator, shaver point and extractor fan.

Rear Garden

Accessed via the utility room, the rear garden is mainly laid to lawn with timber fencing, a paved pathway, outside lighting and a cold water tap. The space offers excellent potential for landscaping and outdoor enjoyment.

Front Exterior

To the front is a tarmac driveway providing off-street parking for one vehicle, a paved path to the entrance, lawned frontage, outside lighting and access to the garage.

Integral Single Garage

Door access to the hallway. Power and light. Up and over doors to driveway to the front.

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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