

Caerphilly Road

CARDIFF, CF14 4AG

GUIDE PRICE £300,000

**Hern &
Crabtree**



Caerphilly Road

Caerphilly Road sits in a well established residential area of Heath, Cardiff, blending village charm with city convenience. This semi-detached home offers an ideal opportunity for families or those looking to enter the property market. It has well proportioned reception rooms, wood flooring and coved ceilings that enhance a sense of character. The dining room and kitchen both enjoy views over the tiered rear garden, which incorporates decking, lawn, mature planting and a small water feature, providing a tranquil setting for outdoor living.

Heath is highly regarded for its local amenities, including independent shops, cafés and restaurants, as well as easy access to large green spaces such as Roath Park and Heath Park. Schools are well represented in the area, including local primary and secondary options. Commuting is straightforward with regular bus routes, and proximity to Cardiff city centre, the M4 and A470. For leisure, the nearby Roath recreational areas, cycle paths and riverside walks offer options for every lifestyle.

The property also benefits from off street parking and a secure layout, blending practical family living with the calm, convenient rhythm of one of Cardiff's most sought-after neighbourhoods.



Storm porch

A small storm porch leads to a composite front door opening into the hallway.

Hallway

Features include a single glazed obscure front window, coved ceilings, picture rail, dado rail, wood flooring, radiator and stairs to the first floor with under-stair storage cupboards.

Living Room

A front facing reception room with double glazed window, coved ceiling, picture rail, radiator and wood flooring.

Dining Room

Located to the rear, with double glazed window and patio doors to the garden, coved ceiling, radiator and wood flooring.

Kitchen

Fitted with wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled walls and floor. Includes space for a fridge, gas oven, washing machine and dishwasher. Double glazed rear window provides garden views. A small rear hallway gives access to the garden and utility.

Utility

Single glazed obscure window to the side, tiled flooring, wall units and small laminate work surface

Cloakroom

With radiator, tiled floor and toilet. No window.

FIRST FLOOR

Landing

With wooden bannisters and loft access hatch.

Bedroom One

Rear facing double bedroom with double glazed window, radiator, picture rail and two built in wardrobes.

Bedroom Two

Front facing double bedroom with double glazed window, radiator, picture rail, wood flooring and built in wardrobe.

Bedroom Three

Front facing bedroom with double glazed window, radiator, coved ceiling, built in cupboard and wood flooring.

Bathroom

Rear facing with secure window, tiled walls and floor, heated towel rail, WC, sink and walk in shower.

OUTSIDE

Front

Provides off street parking for one vehicle, a gravelled area and low edging between neighbours and pavement. Side access passage leads to the rear garden.

Rear Garden

Enclosed with wooden fencing to one side and brick wall at the rear. Features include wooden decking with small overhead shelter, lawn, mature flower beds, small water feature, concrete path to greenhouse, corrugated iron shed and a small locked outhouse.

Disclaimer

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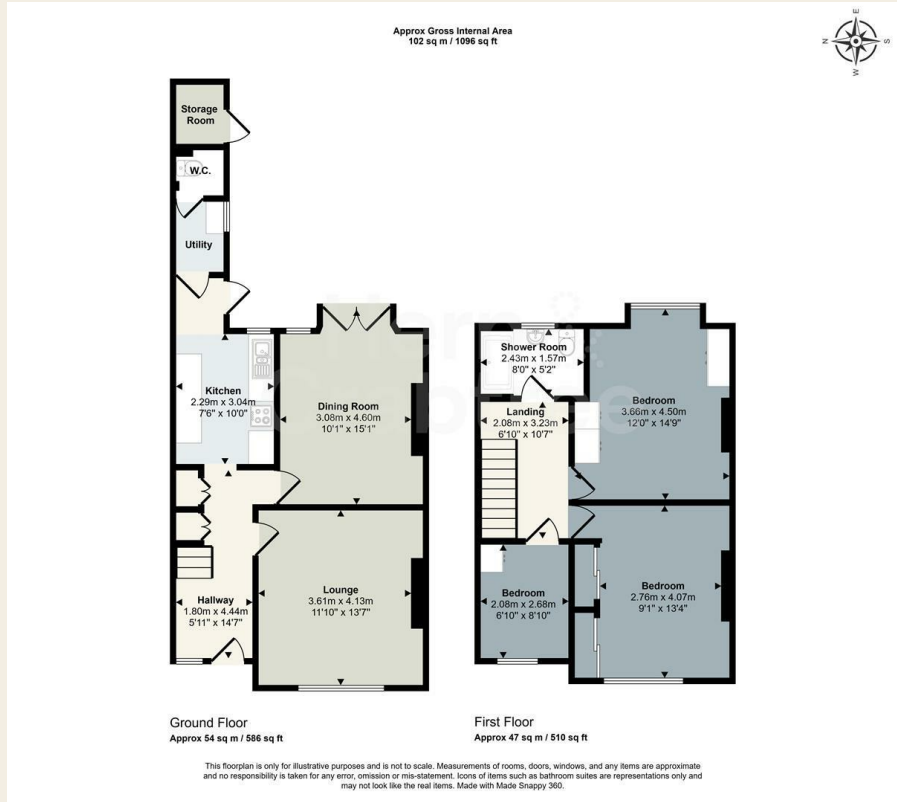
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

Epc -



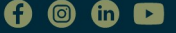
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC



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