

Heathway

HEATH, CARDIFF, CF14 4JS

GUIDE PRICE £500,000

**Hern &
Crabtree**



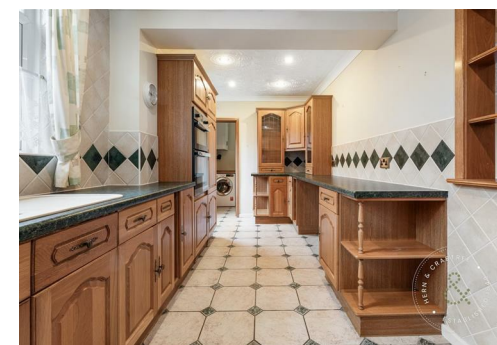
Heathway

NO CHAIN. Set within one of Heath's most consistently popular residential streets, this traditional semi detached house occupies a notably generous corner plot and is offered to the market with no onward chain. Extended to the rear and carefully maintained over many years, the property offers well-balanced accommodation with excellent scope for enhancement, allowing a buyer to shape the house to their own tastes.

The ground floor provides a series of flowing reception spaces that work equally well for everyday living and entertaining. A bay fronted lounge sits at the front of the house, opening into a dining area that connects naturally through to the kitchen and onward to a bright sitting room overlooking the garden. The rear extension adds valuable flexibility, while the inclusion of a utility room and ground floor cloakroom enhances practicality. Upstairs, three well proportioned bedrooms are served by a generous family bathroom, and the loft space offers clear potential for conversion to create a fourth bedroom, subject to the necessary consents.

Outside, the corner position results in gardens that feel wider and more open than many nearby homes. The rear garden is attractively arranged and benefits from multiple seating areas, while a gated driveway and detached double garage provide secure parking and storage.

Heath remains one of Cardiff's most desirable and enduring neighbourhoods, valued for its sense of community, established streets and excellent amenities. Nearby are well regarded primary and secondary schools, local shops and cafés, and green spaces including Heath Park and Roath Park within easy reach. The University Hospital of Wales is close by, and transport links are particularly strong, with regular bus services and convenient road access into the city centre, the A48 and M4, making this an ideal location for both families and professionals.



1632.00 sq ft

Storm Porch

Sheltered storm porch to the front of the property, leading to the main entrance.

Entrance Hall

Bright and welcoming hallway accessed via a double glazed obscured PVC door with matching side panels. Features parquet flooring, radiator, obscured double glazed side window, consumer unit and an understairs storage cupboard housing the gas meter. A glazed internal partition and door lead to the main living space, with stairs rising to the first floor featuring a wooden handrail and spindles.

Living Room / Dining Room

Lounge

Positioned to the front of the property, the lounge benefits from a wide double glazed bay window allowing ample natural light. Finished with parquet flooring, a radiator and a characterful fireplace with stone surround.

Dining Room

Open plan to the lounge, creating a generous and sociable living and dining area. Parquet flooring continues, complemented by a radiator and an easy flow through to the kitchen. Sliding glazed doors connect the dining room to the sitting room, offering flexibility between open-plan and defined spaces.

Sitting Room

Forming part of the rear extension, the sitting room enjoys a pleasant outlook over the garden. Double glazed French doors with matching side windows open onto the patio. Finished with a radiator, this room provides an ideal secondary reception or family room.

Kitchen

Fitted with a range of wall and base units with worktops over, incorporating a four-ring gas hob with cooker hood, one and a half bowl sink with mixer tap, integrated double oven and grill, tiled splashbacks and tiled flooring. Additional features include a breakfast bar, wine rack and glass-fronted display cabinets. A radiator provides warmth, with a door leading to the utility room.

Utility Room

Practical additional space featuring a double glazed rear window, stainless steel sink with base unit, worktop, plumbing and space for a washing machine, and housing for the Worcester gas combination boiler. Tiled flooring continues, with a door to the cloakroom.

Cloakroom

Fitted with a WC, tiled flooring, extractor fan and a double glazed obscured side window.

First Floor

Reached via the staircase from the entrance hall and featuring a decorative double glazed obscured stained glass side window. Access to the loft via a hatch, offering potential for future conversion subject to necessary consents.

Bedroom One

Located to the front of the property, with a double glazed bay window, fitted wardrobes and a radiator.

Bedroom Two

Overlooking the rear garden and featuring a double glazed window, fitted wardrobes, integrated chest of drawers and a radiator.

Bedroom Three

Situated to the front, with a double glazed window, fitted wardrobes, integrated chest of drawers and a radiator.

Bathroom

Fitted with a P-shaped bath with glass shower screen and shower over, WC, wash hand basin within a vanity unit providing storage, heated towel rail, tiled walls and flooring, extractor fan and ceiling spotlights. A double glazed obscured rear window provides natural light and ventilation.

Outside

Front, Side and Rear

Front Garden

Occupying a generous corner plot, the front garden is mainly paved with low-level boundary walls, mature shrubs, flower borders and wrought iron railings with gated access.

Side and Rear Garden

Accessed via a side gate and arranged with a paved patio, lawn, stone chippings, established shrubs and a raised seating terrace adjoining the sitting room. Additional features include outside lighting and a cold water tap.

Driveway

Gated driveway providing off-street parking and access to the detached double garage.

Double Garage

Detached double garage of concrete construction with an

up-and-over manual door, additional PVC access door from the garden, glazed window, power, lighting and a pitched roof.

Tenure

Freehold

Disclaimer

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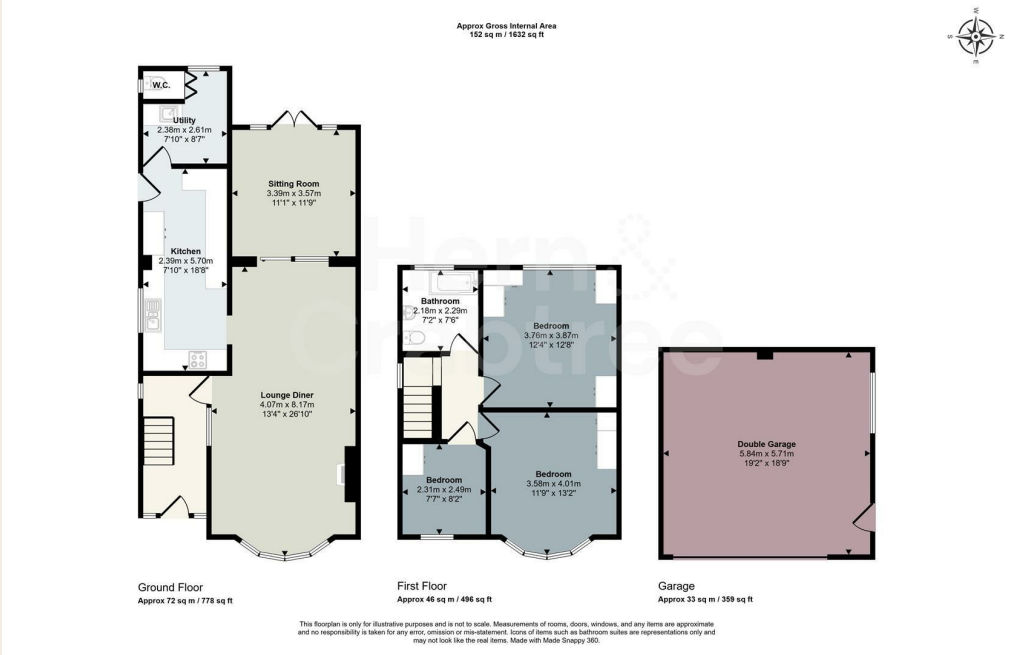
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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