

Heathwood Road

CARDIFF, CF14 4BJ

GUIDE PRICE £625,000

**Hern &
Crabtree**



Heathwood Road

Nestled along one of Heath's most established residential roads, this handsome traditional semi detached home offers beautifully maintained accommodation arranged across three floors, blending character features with practical family living. Behind its attractive façade, the property retains much of its original charm, including stained glass detailing, parquet flooring and picture rails, while benefitting from thoughtfully updated interiors and immaculately presented gardens.

The welcoming entrance hall leads to two elegant reception rooms, including a spacious lounge with leaded bay window overlooking the front garden and a versatile dining room opening into a bright garden room with views across the rear garden. The kitchen breakfast room has been designed with everyday living in mind, featuring integrated appliances, excellent storage and underfloor heating, while upstairs the property offers five well proportioned bedrooms, a stylish modern shower room and flexible accommodation ideal for growing families or home working.

Outside, the beautifully landscaped rear garden is a particular highlight, carefully planted over many years to create a mature and peaceful setting with lawns, patio seating areas and a timber summer house with power and lighting. To the front, a block paved driveway provides parking for several vehicles and leads to a detached single garage with power.

Heath continues to be one of Cardiff's most sought after residential locations, well regarded for its excellent schools, green spaces and superb transport connections. Heath Park and Roath Park Lake are both within easy reach, while nearby Birchgrove and Whitchurch Road offer an excellent selection of independent cafés, restaurants and local shops. Heath High Level and Heath Low Level train stations provide convenient access into Cardiff city centre, making the area particularly popular with professionals and families alike.



Approx 1905.00 sq ft

Entrance Hall

Entered via a stained glass double glazed front door with matching side windows and overhead panel into a welcoming entrance hall with traditional staircase rising to the first floor with original style handrail and newel post. Features include parquet flooring, picture rail, dado rail, radiator with decorative cover and useful understairs storage cupboard.

Cloakroom

Double glazed obscure window to the side aspect, tiled flooring, half tiled walls, WC and wash hand basin.

Lounge

An elegant principal reception room with double glazed bay window to the front aspect incorporating leaded and stained glass detailing overlooking the front garden. The room features parquet flooring, gas fireplace with stone surround, shelving to alcoves, coved ceiling, picture rail and radiator.

Dining Room

A versatile second reception room suitable as either a formal dining room or sitting room. French double glazed doors lead through into the garden room. Features include parquet flooring, radiator, picture rail and an attractive fireplace with wooden mantel, decorative tiled inserts and marble hearth.

Garden Room

A lovely addition to the home enjoying views over the rear garden through double glazed windows and doors with a glazed roof above. Tiled flooring, power and lighting.

Kitchen Breakfast Room

Fitted with a comprehensive range of wall and base units with complementary work surfaces over incorporating a one and a half bowl sink and drainer with swan neck mixer tap. Integrated appliances include a full length dishwasher, NEFF four ring electric hob with cooker hood over, double oven and grill, washing machine and base fridge. Additional features include pull out larder storage, corner carousel cupboards, tiled flooring, radiator, picture rail, electric underfloor heating, two double glazed skylight windows and further double glazed window overlooking the rear garden. Concealed within the breakfast area is a modern Worcester gas combination boiler.

Side Porch

Double glazed door to the side aspect with windows to the front and rear. Tiled flooring and useful additional storage space.

Landing

Dog leg staircase rising to the first floor with traditional stained glass window to the side aspect. Landing with banister, coved ceiling and staircase rising to the second floor.

Bedroom One

Double glazed window overlooking the rear garden, radiator and picture rail.

Bedroom Two

Double glazed bay window to the front aspect, fitted mirrored wardrobes, radiator and picture rail. This room could potentially be combined with bedroom three to create a larger principal bedroom if desired.

Bedroom Three

Double glazed window to the front aspect, radiator and picture rail.

Separate WC

Double glazed obscure window to the side aspect, WC and vinyl flooring.

Shower Room

Beautifully appointed shower room fitted with a walk in shower with glass screen, rainfall shower head and separate mixer attachment. Wash hand basin with vanity storage, WC, chrome heated towel rail, tiled walls, tiled flooring, spotlights and built in linen cupboards. Double glazed obscure window to the side aspect.

Second Floor Landing

Staircase rising from the first floor with handrail and access to the upper floor rooms.

Bedroom Four

Double glazed window to the rear aspect, radiator and wood laminate flooring. Useful recessed area suitable for a bed or additional furniture.

Bedroom Five / Office

Double glazed skylight window to the side aspect, radiator, wood laminate flooring and useful eaves storage. Potential to combine with bedroom four, subject to requirements.

Front Garden

The property is approached via a block paved driveway providing parking for several vehicles and leading to the detached single garage with power. The front garden is attractively landscaped with lawned areas, mature shrubs, flower borders and a low rise brick boundary wall.

Rear Garden

A beautifully established rear garden that has been lovingly landscaped over many years, featuring an Indian sandstone patio seating area with cold water tap and side access gate. A pathway leads through generous lawns bordered by an impressive variety of mature shrubs, trees and flowering plants. To the rear of the garden is a timber summer house with composite decked seating area, power and lighting, offering excellent potential as a future home office or studio space.

Council Tax Band: F

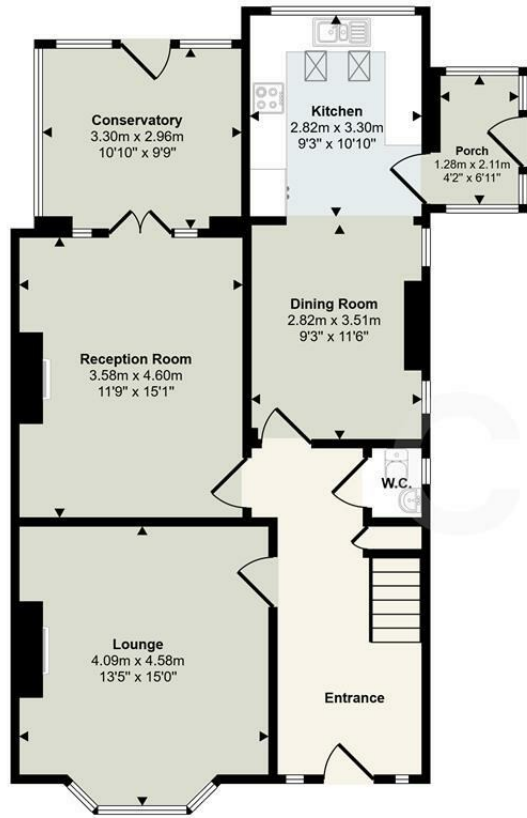
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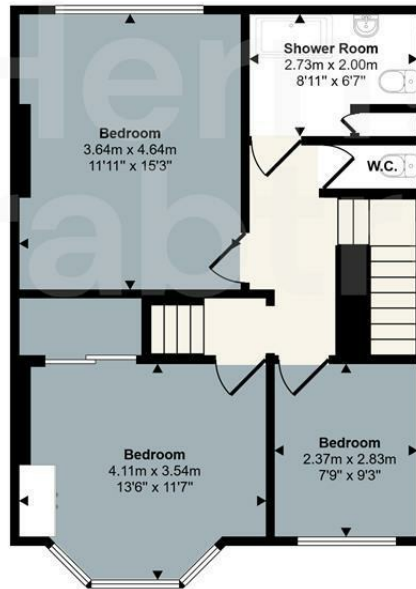




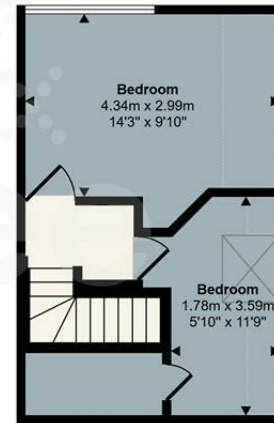
Ground Floor
Approx 83 sq m / 898 sq ft

Denotes head height below 1.5m

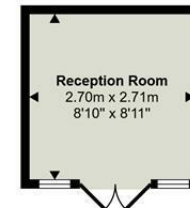
Approx Gross Internal Area
177 sq m / 1905 sq ft



First Floor
Approx 58 sq m / 628 sq ft



Second Floor
Approx 28 sq m / 300 sq ft



Reception Room
Approx 7 sq m / 79 sq ft

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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



**Hern &
Crabtree**

☎ 02920 620 202 ✉ heath@hern-crabtree.co.uk

🌐 hern-crabtree.co.uk

📍 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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