

Dryburgh Avenue

HEATH, CARDIFF, CF14 4QN

GUIDE PRICE £359,950

**Hern &
Crabtree**



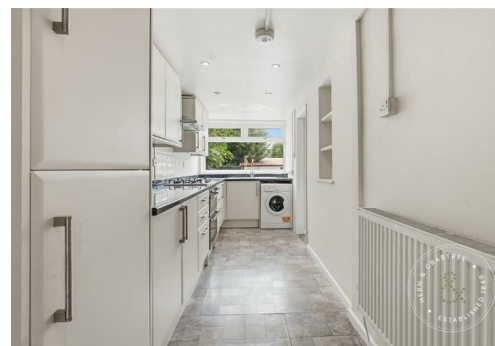
Dryburgh Avenue

No Chain. Occupying a highly regarded position in Heath, this charming home combines generous living space with a wealth of original character. A welcoming entrance hall leads through to two elegant reception rooms that flow naturally into one another, creating flexible spaces for both everyday living and entertaining. Beyond, the kitchen overlooks the rear garden and is complemented by useful storage, making it a practical layout ready for a new owner to enjoy.

Upstairs, three well proportioned bedrooms are served by a family bathroom, while the principal bedroom benefits from an attractive bay window overlooking the front aspect. Throughout the property there is excellent scope for cosmetic updating, allowing buyers to create a home tailored to their own style while preserving its traditional charm.

Outside, the enclosed rear garden offers paved seating areas, planting beds and gravelled sections, together with the valuable addition of a detached garage with electric door and rear lane access. To the front, a gravel space provides off road parking.

Heath remains one of Cardiff's most desirable suburbs, renowned for its excellent amenities, strong community feel and superb transport connections. Heath Park, the University Hospital of Wales, a range of independent shops, cafés and supermarkets, highly regarded schools and both Heath High Level and Heath Low Level railway stations are all within easy reach, while the A48 and M4 provide convenient links across South Wales and beyond.



1337.00 sq ft

Entrance Porch

PVC entrance door with obscured stained glass glazing and matching obscured double glazed side windows. Tiled floor.

Entrance Hall

Original timber entrance door with decorative obscured glazed panels and matching stained glass side windows. Radiator. Staircase rising to the first floor with timber balustrade and useful understairs storage cupboard. Doors leading to the principal reception rooms and kitchen.

Lounge

Double glazed bay window to the front aspect. Picture rail. Radiator. Wide archway opening into the dining room.

Sitting Room

Archway from the lounge. Timber glazed doors opening into the rear reception room. Radiator with decorative timber cover.

Dining Room

Double glazed French doors with adjoining double glazed window overlooking and providing access to the rear garden. Radiator. Archway leading into the kitchen.

Kitchen

Double glazed window overlooking the rear garden. Fitted with a range of wall and base units with dark marble effect work surfaces and tiled splashbacks. Inset gas hob with matching oven. Integrated fridge and freezer. Laminate flooring. Radiator. Shelving. Door providing access to the understairs storage cupboard.

First Floor Landing

Loft access hatch. Timber balustrade. Convenient drop-down ladder access to a highly useful, spacious attic

Master Bedroom

Double glazed bay window to the front aspect. Radiator.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Picture rail. Built in wardrobe housing the boiler. Radiator.

Family Bathroom

Double glazed obscured window to the rear aspect. Suite comprising a panel bath with shower over, WC and wash hand basin. Fully tiled walls. Heated towel rail.

Rear Garden

Stone steps lead down to a paved seating area with further gravelled and planted sections offering plenty of potential for landscaping. Outside water tap. Fully enclosed by timber fencing.

Garage

Detached rear garage with electric up and over door accessed via the rear lane, providing secure parking or valuable storage space.

Front Garden

Gravel driveway providing off road parking, bordered by mature hedging which creates a pleasant separation from neighbouring properties.

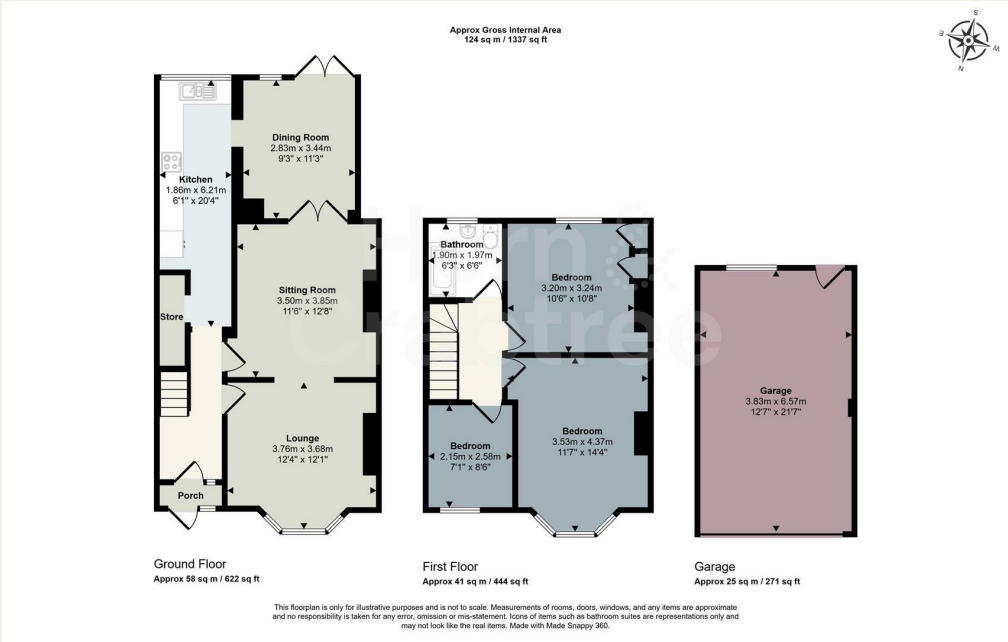
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
England & Wales		EU Directive 2002/91/EC



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