

# Ton-Yr-Ywen Avenue

CARDIFF, CF14 4PD

**GUIDE PRICE £365,000**

**Hern &  
Crabtree**



# Ton-Yr-Ywen Avenue

NO CHAIN. Set along a well regarded avenue in Heath, this end of terrace home presents a considered balance of character and everyday practicality, offered with no onward chain. The interiors have been thoughtfully styled, combining a calm neutral backdrop with carefully chosen colour that adds warmth without overwhelming the space. At its heart, the living room centres around a cast iron wood burning stove, creating a natural point for gathering, while the kitchen and dining space extends across the rear, opening directly onto the garden and offering a sociable layout suited to both daily life and entertaining.

Upstairs, three bedrooms are arranged with a straightforward and functional layout, supported by a well appointed shower room. Each room feels settled and well proportioned, making the property an easy home to step into without the need for immediate change.

Outside, the rear garden is a particular highlight, offering depth and variety with lawn, patio and a raised seating area, all enclosed to provide a sense of privacy. To the front, the property benefits from a hardstanding area framed by established planting.

Heath remains one of Cardiff's most consistently popular residential areas, known for its strong sense of community and excellent access to the city centre. Roath Park and Heath Park are both within easy reach, offering green space for walking and recreation. Local amenities are plentiful along Whitchurch Road and Albany Road, with a wide choice of independent cafes, restaurants and everyday shops. The area is well served by reputable schools and benefits from strong transport links including nearby rail stations and direct routes into Cardiff city centre, making it a practical choice for both families and professionals.



# 839.00 sq ft

## Entrance Hall

Double glazed window to the side. Double glazed front door with inset glass panel. Stairs rising to the first floor with wooden handrail. Tiled flooring. Radiator. Understairs storage cupboard. Door through to the living room and opening into the kitchen diner.

## Living Room

Double glazed window to the front. Cast iron wood burning stove forming a central focal point. Radiator.

## Kitchen Diner and Breakfast Room

Double glazed windows to the side and rear along with a double glazed door opening onto the rear garden. A range of base units with worktops over set against a feature exposed brick wall. Stainless steel sink with drainer and boiling water tap. Zanussi four ring induction hob with integrated oven. Integrated dishwasher and fridge freezer. Built in cupboards, one housing the Worcester gas combination boiler. Tiled flooring. Radiator. Spotlights and pendant lighting.

## First Floor Landing

Double glazed window to the side. Loft access hatch. Built in storage cupboard. Wooden handrail and balustrade.

## Bedroom One

Double glazed window to the front. Double bedroom. Built in wardrobes. Radiator.

## Bedroom Two

Double glazed window to the rear. Double bedroom. Built in wardrobe. Radiator.

## Bedroom Three

Double glazed window to the front. Single bedroom. Open storage cupboard with hanging rail. Radiator.

## Shower Room

Obscure double glazed window to the rear. Large quadrant shower with plumbed rainfall shower overhead. WC and wash hand basin. Extractor fan. Tiled walls and flooring. Mirrored vanity cupboard.

## Front Garden

Hardstanding to the front with mature shrubs and flower borders. Side gate access leading to the rear garden.

## Rear Garden

Enclosed rear garden with mature hedging. Paved patio area leading onto a generous lawn. Raised decked seating area positioned to the rear of the garden. Side access gate. Large purpose built storage shed with windows. Outside lighting.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. 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.



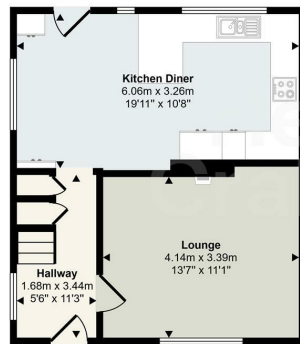
# Good old-fashioned service with a modern way of thinking.



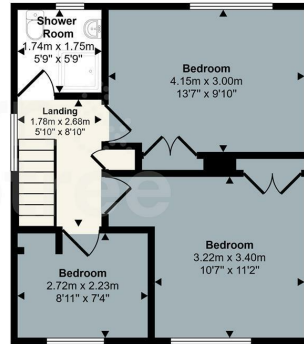
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>66</b>	
England & Wales		
		EU Directive 2002/91/EC



Approx Gross Internal Area  
83 sq m / 893 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft



First Floor  
Approx 42 sq m / 453 sq ft

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.

