Westfield Avenue, Heath, Cardiff

Guide Price £425,000









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

Key Features

- NO CHAIN. Detached bungalow in a quiet cul-de-sac
- Two double bedrooms
- Principal bedroom with dressing area and en suite
- Bay-fronted living room
- Refurbished parquet and wood flooring
- Well-appointed kitchen diner with quartz worktops
- Conservatory with electric underfloor heating
- Generous driveway and landscaped rear garden

NO CHAIN! Set within a quiet cul-de-sac in Heath, this beautifully presented detached bungalow has been carefully improved to create a home that feels both polished and easy to live in. A broad entrance hall, laid with refurbished parquet flooring, establishes the character of the interior and leads to a bright bay-fronted living room. Two bedrooms sit comfortably apart from the principal living space, with the main bedroom enjoying its own dressing area, fitted sliding wardrobes and shower en suite.

At the rear, the kitchen diner forms the sociable heart of the home. Quartz worktops, integrated appliances and generous cabinetry give the space a crisp, practical finish, while French doors open directly onto the raised patio and garden beyond. A second shower room adds useful flexibility, and the adjoining conservatory provides an additional year-round sitting space with electric underfloor heating, glazed roof and doors onto the garden.

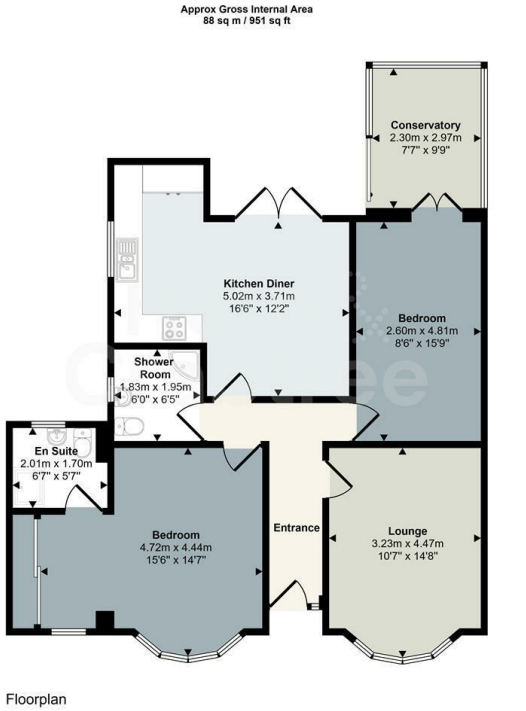
Outside, a generous block-paved driveway sits alongside established planting, while the rear garden unfolds from a raised terrace to a level shingled area and planted garden with vegetable beds and a timber summer house.

Westfield Avenue is well placed for the everyday amenities of Heath, Birchgrove and nearby Whitchurch, with shops, cafés and services along Caerphilly Road and Whitchurch Road. Heath Park offers extensive green space for walking and recreation, while Birchgrove Primary School is nearby, with further primary, secondary and Welsh-medium schooling across north Cardiff. Birchgrove, Rhiwbina and Ty Glas railway stations provide useful connections across the city, with the University Hospital of Wales and Cardiff city centre also readily accessible. Offered for sale with no onward chain.

Approx 951.00 sq ft

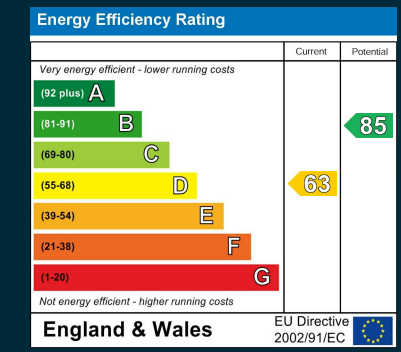






Floorplan

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.



Council Tax Band: E

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing puroses and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.