

# Heathwood Road

HEATH, CARDIFF, CF14 4BP

GUIDE PRICE £475,000

**Hern &  
Crabtree**





# Heathwood Road

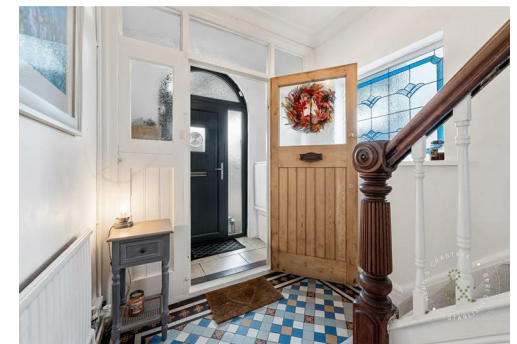
Set along tree-lined Heathwood Road, this handsome 1930s semi-detached home offers an elegant balance of light, space and character. Thoughtfully maintained and tastefully presented, it combines original period features with carefully chosen updates, creating a welcoming and versatile family environment.

A glazed porch leads into a tiled hallway where stained glass windows cast a gentle light, setting the tone for the home's character. The front lounge is arranged around a cast iron fireplace, while the rear sitting room opens onto the garden and features a wood-burning stove set against exposed brickwork. The adjoining kitchen and dining space is the heart of the home, with a Belfast sink, range cooker space and stable door opening directly to the garden.

Upstairs, three bedrooms include two generous doubles and a third single, served by a well-appointed family bathroom.

The rear garden has been beautifully landscaped with a blend of lawn, planting, seating areas and a purpose-built pizza oven, perfect for entertaining. A detached garage with power and light sits to the side, while the front driveway provides off-street parking.

Heath is one of Cardiff's most sought-after districts, prized for its leafy avenues, period houses and outstanding community atmosphere. The property is moments from Heath Park, ideal for walking and recreation, and close to excellent cafés, shops and independent restaurants. Well-regarded schools are nearby, and Cardiff University Hospital is within easy reach. Transport connections are excellent with Heath High Level and Low Level rail stations close by, together with direct road access to the A48 and the M4 corridor, ensuring swift links into the city centre and beyond.



# 1185.00 sq ft

## Porch

Entered via a double glazed composite door with etched glass panel, matching side windows and a crescent-shaped fanlight above. The porch includes twin built-in storage cupboards, tiled flooring and a glazed wooden door leading into the entrance hall.

## Entrance Hall

A bright hallway with stained glass windows allowing natural light from the front and side. Original tiled flooring, coved ceiling, radiator, electric fuse board and staircase rising to the first floor. A stained glass internal window provides light from the kitchen.

## Lounge

Featuring a large double glazed bay window to the front, this elegant room includes a bay radiator, wood parquet flooring and a cast iron working fireplace with a wooden mantel and slate hearth. Coved ceiling.

## Sitting Room

Set to the rear with double glazed French doors opening onto the garden via a bay. A further rear window, coved ceiling and radiator. The focal point is a cast iron wood burning stove set into the chimney breast with exposed brickwork on a stone hearth. Open plan to the kitchen/diner.

## Kitchen/Diner

A spacious and sociable room with double glazed windows to both sides and the rear, together with a stable-style glazed door opening to the garden patio. Fitted with a selection of wall and base units with complementary work surfaces and a twin Belfast ceramic sink. Space for a range cooker with tiled splashbacks and cooker hood, space and plumbing for a washing machine and base fridge. Concealed Worcester gas combination boiler. Vinyl flooring, radiator, and ample space for dining.

## First Floor Landing

Approached via staircase with wooden handrail and spindles, double glazed window to the side, loft access hatch and radiator.

## Bedroom One

Front-facing double bedroom with bay window, radiator and coved ceiling.

## Bedroom Two

A generous double with rear bay window, radiator, coved ceiling and fitted linen cupboard.

## Bedroom Three

A single bedroom with front-facing window, radiator and coved ceiling.

## Bathroom

Double glazed obscure window to rear, bath with plumbed shower and additional mixer shower over, glass screen, tiled walls and floor. Wash hand basin set into vanity, WC, radiator.

## Outside Front

Driveway parking for one to two vehicles with mature hedge and planted borders. Gated side access leads to an additional key-block paved driveway and further gated access to the rear.

## Outside Rear

A beautifully landscaped garden featuring a paved patio, additional hardstand and pathway leading to a generous lawn with mature trees, shrubs and planting. Towards the rear are a decked seating area, a slate-chip picnic area and a purpose-built pizza oven included in the sale.

## Garage

Detached single garage accessed from the garden via a glazed PVC door and from the front via barn-style doors. With power, light and natural light windows, it offers excellent versatility as storage or a workshop.

## Disclaimer

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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.

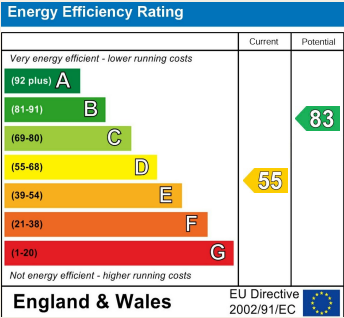




Good old-fashioned service with a modern way of thinking.



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