

Caerphilly Road

CARDIFF, CF14 4AD

GUIDE PRICE £315,000

**Hern &
Crabtree**



Caerphilly Road

This stylishly presented three-bedroom mid-terrace home is ideally located on the popular Caerphilly Road in Heath, offering a perfect balance of comfort and convenience. The property is within easy reach of excellent bus links, making commuting a breeze, and is just a short walk to local amenities, Heath Park, and the University Hospital of Wales. The A48 and A470 are also nearby, providing quick access to major road networks.

Internally, the home boasts a modern and inviting interior, ideal for family living. To the first floor there are three good-sized bedrooms and a bathroom. The property benefits from a landscaped enclosed rear garden, providing a private outdoor space for relaxation or entertaining.

Perfect for those seeking a stylish home in a prime location, this property is sure to attract a wide range of buyers. Don't miss the opportunity to make it your own!

- Mid terrace
- Beautifully presented
- Walking distance to amenities
- Near to UHW
- Council Tax = D
- Three bedrooms
- Convenient location
- Bus links close by
- Enclosed rear garden



sq ft

Entrance Hall

Entered via a composite door with double obscure glazed panel, matching windows either side and above. Stairs to the first floor, with under stair storage space. Tiled floor, under floor heating. Doors to:

Living Room

14'4 x 12'6
Double glazed bay window to the front, parquet flooring, radiator. Fireplace surround, cast iron back and tiled hearth. Storage cupboards and shelving to the alcoves either side of the fireplace.

Kitchen Diner

18'3 x 6'2
Open to the dining area. Double glazed patio doors to the side. Wood flooring. Kitchen laid with wall and base units with complimentary work tops over. Space for a large 'Rangemaster' cooker, tiled splash back. 1.5 bowl composite sink with draining grooves in the work surface. Space for an American style fridge freezer. Utility cupboard with room for washing machine and stacked tumble dryer. Integrated dishwasher. Wood effect tiles, under floor heating. Loft access hatch.

Dining Area

11'5 x 13'8
Dining area has double glazed window to the rear, fireplace alcove, built-in storage to the side. Wood flooring. Open to the kitchen.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister, loft access hatch. Doors to:

Bedroom One

14'4 x 10'1
Double glazed bay window to the front, paneled wall, decorative railing. Two sets of

built-in wardrobes. Fireplace with cast iron backing (not in use). Radiator.

Bedroom Two

11'5 x 13'6
Double glazed window to the rear, picture rail, radiator.

Bedroom Three

9'2 x 7'0
Double glazed windows to the front, picture rail, radiator.

Bathroom

6'4 x 8'4
Double obscure glazed window to the rear with fitted shutters. Heated towel rail. WC, wash hand basin, bath, corner shower, part tiled walls. Tiled floor.

External

Front

Storm porch to the front of the property. Low rise wall, slate chippings, path and wrought iron gate, tiled space for bin storage.

Rear Garden

Decked sitting area accessed from the kitchen, further paved patio sitting area, artificial lawn. Wall and timber fence enclosed. Storage shed. Gate to the rear lane.

Additional Information

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for

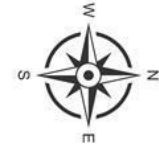
marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



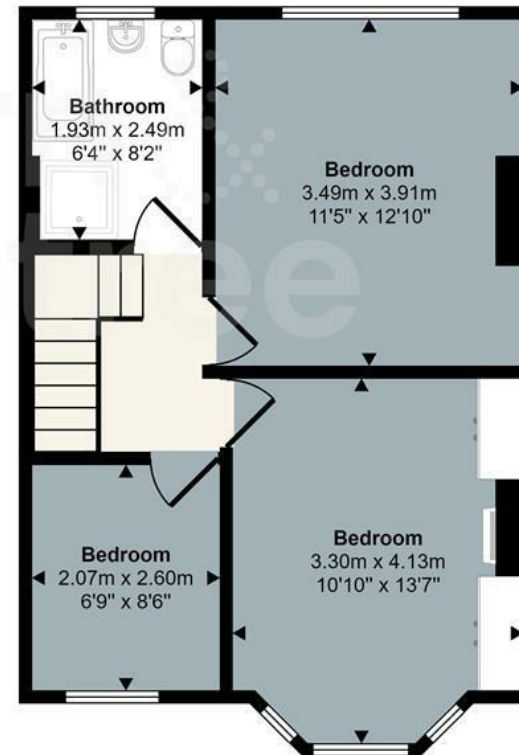




Approx Gross Internal Area
92 sq m / 995 sq ft



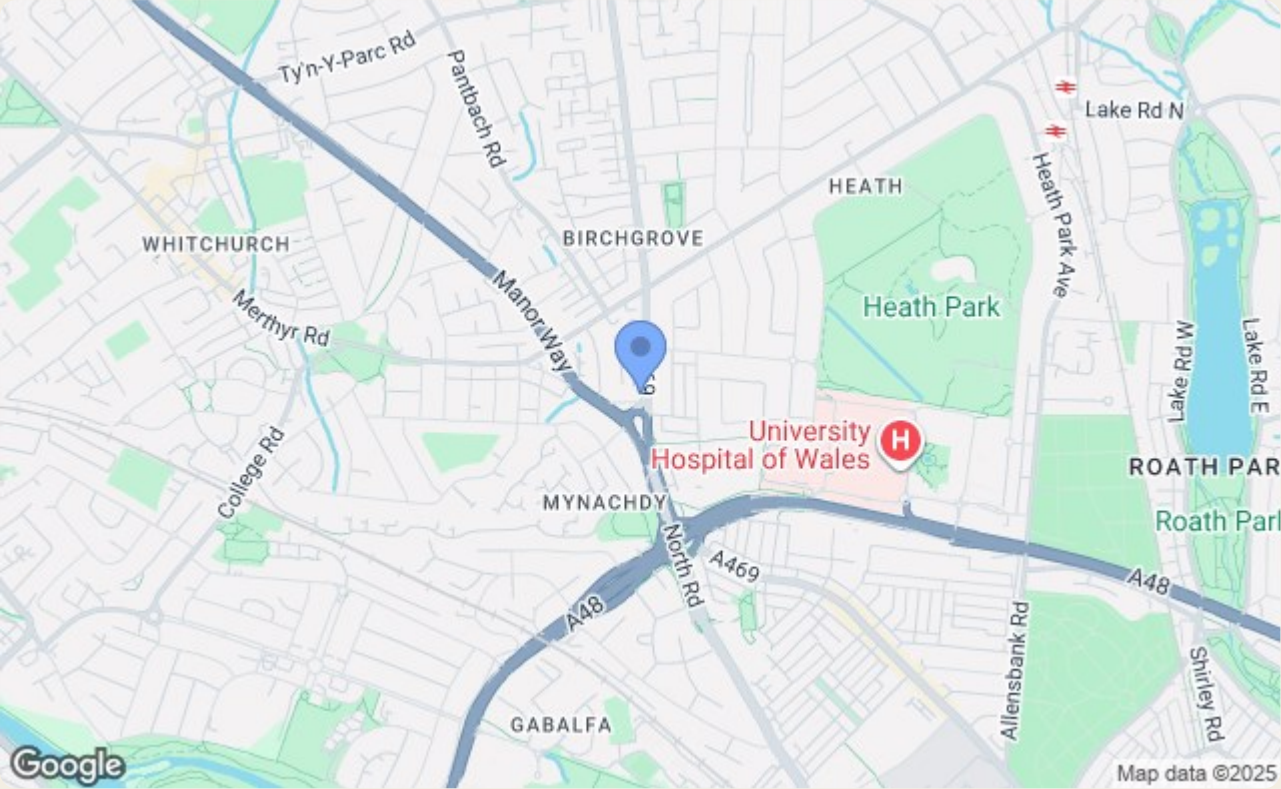
Ground Floor
Approx 49 sq m / 528 sq ft



First Floor
Approx 43 sq m / 467 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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Hern & Crabtree

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

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.