

# Milestone Close

CARDIFF, CF14 4NQ

OFFERS OVER £450,000

Hern &  
Crabtree



# Milestone Close

No Chain! Tucked away within a quiet cul de sac in Heath, this well presented detached house offers a balanced layout that suits modern family living while retaining a sense of warmth and practicality. The ground floor flows naturally from a welcoming entrance hall into a bright living room with a bay window, opening through to a dining space that connects seamlessly with the garden beyond. The kitchen is well arranged with direct access outside, complemented by a separate utility room and integral garage which adds everyday convenience.

Upstairs, four bedrooms are arranged around a central landing, with the principal bedroom benefitting from its own en suite and fitted storage. The remaining bedrooms are well proportioned and supported by a family bathroom, making the house a comfortable option for growing families or those needing flexible space.

Heath remains one of Cardiff's most established residential areas, known for its tree lined streets, excellent schooling and strong community feel. The property is well placed for access to Heath Park and the University Hospital of Wales, while local shops, cafes and amenities can be found nearby. Transport links are particularly strong, with regular bus routes and nearby train stations providing easy access into Cardiff city centre, making it an ideal location for both families and professionals.



## sq ft

### Entrance Hall

Entered via a double glazed composite door to the front. Double glazed obscure window to the front aspect providing natural light. Laminate flooring, radiator, stairs rising to the first floor and doors leading to principal ground floor rooms.

### Cloakroom

Double glazed obscure window to the front. Fitted with a WC and wash hand basin set within a vanity unit with storage. Tiled walls and tiled flooring, heated towel rail.

### Living Room

Double glazed bay window to the front aspect. Laminate flooring, radiator, electric fireplace and archway opening through to the dining room.

### Dining Room

Double glazed French doors opening to the rear garden. Laminate flooring, radiator and door leading to the kitchen.

### Kitchen

Double glazed window to the rear along with double glazed French doors opening out to the garden. Fitted with a range of wall and base units with work surfaces over. Four ring gas hob with integrated oven, one bowl sink and drainer, plumbing for washing machine and space for fridge freezer. Tiled flooring, two radiators and built in storage cupboard. Door to utility room.

### Utility Room

Double glazed door to the side. Fitted with a wash hand basin, tiled flooring and space for further appliances. Radiator, wall mounted boiler and internal door leading to the garage.

### Garage

Up and over door to the front. Power and lighting connected. Internal access from the utility room.

### First Floor Landing

Accessed via stairs from the entrance hall. Loft access hatch, banister and built in linen cupboard. Doors to all bedrooms and family bathroom.

### Bedroom One

Double glazed window to the rear. Radiator, fitted wardrobes and door to en suite.

### En Suite

Double glazed window to the side. Suite comprising WC, wash hand basin, shower enclosure with plumbed shower, tiled walls, radiator and illuminated mirror with shaver point.

### Bedroom Two

Double glazed window to the front. Radiator and fitted wardrobes.

### Bedroom Three

Double glazed window to the rear. Radiator and fitted wardrobes.

### Bedroom Four

Double glazed window to the front. Radiator.

### Family Bathroom

Double glazed obscure window to the front. Suite comprising bath with shower over and glass screen, WC and wash hand basin. Tiled walls and tiled flooring, illuminated mirror with shaver point.

### Rear Garden

Enclosed rear garden with timber fencing. Laid to lawn with patio seating area, side access and outside cold water tap.

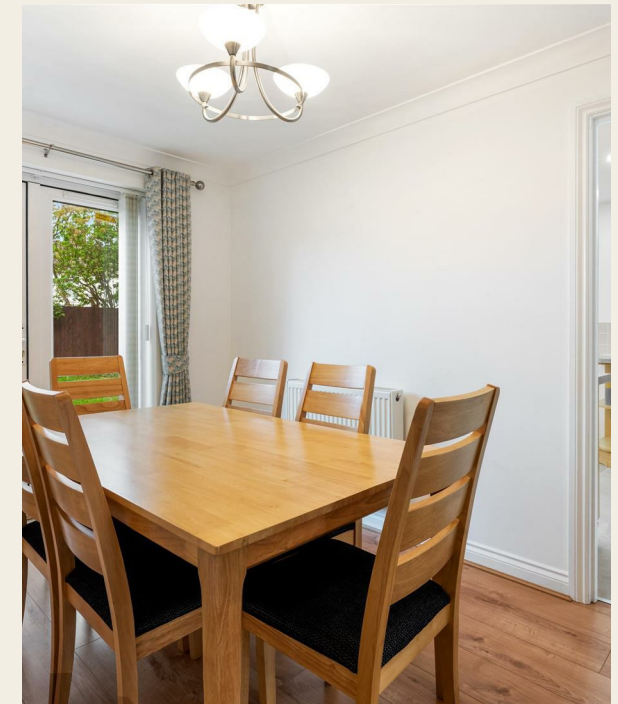
### Front

Laid to lawn with a tarmac driveway providing off road parking. Pathway to the side leading to the rear garden.

### 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.



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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>England &amp; Wales</b>		EU Directive 2002/91/EC

