

Heathfield Road

CARDIFF, CF14 3JY

GUIDE PRICE £340,000

**Hern &
Crabtree**



Heathfield Road

NO CHAIN. Situated on the ever popular Heathfield Road in Gabalfa, this attractive mid terrace home offers an appealing blend of character, flexibility and convenience, all within easy reach of Cardiff city centre. Offered with no onward chain, it provides an excellent opportunity for buyers seeking a well maintained property in a highly regarded residential location.

Inside, the welcoming entrance hall retains its original tiled floor and leads to a bright bay fronted lounge, while a second reception room offers versatility as a dining room or additional sitting room. The open plan dining area flows into a fitted kitchen with integrated appliances, complemented by a separate utility space and a ground floor shower room. Upstairs are three bedrooms, including a principal room with an original fireplace, together with a further shower room and useful built in storage.

The enclosed rear garden combines paved seating areas with lawn, gravel and mature planting, benefiting from rear lane access and providing an attractive outdoor space to enjoy throughout the year.

Gabalfa remains one of Cardiff's most sought after locations, prized for its excellent transport connections and strong sense of community. Heath Park and the University Hospital of Wales are within walking distance, while nearby Whitchurch Road offers a superb selection of independent cafés, restaurants, shops and everyday amenities. The area is well served by respected local schools and regular bus routes, with convenient access to the A48 and M4 making commuting straightforward. Blending traditional character with practical living in a location that continues to grow in popularity, this is a home that will appeal to a wide range of buyers.



1192.00 sq ft

Entrance Porch

Storm porch with original tiling leading to a uPVC entrance door with glazed panels and an additional glazed panel above.

Entrance Hall

Original tiled flooring, curved ceiling detail, staircase rising to the first floor with open under stairs storage housing the utility meters.

Lounge

Double glazed bay window to the front elevation together with an additional double glazed window, coved ceiling and radiator.

Sitting Room / Dining Room

Double glazed window to the rear, coved ceiling, radiator and fitted shelving within the alcove. Currently utilised as a bedroom, offering excellent versatility.

Dining Area

Double glazed window to the side elevation, parquet flooring and radiator. Open plan to the kitchen, creating an ideal space for everyday living and entertaining.

Kitchen

Fitted with white units and laminate work surfaces incorporating a stainless steel one and a half bowl sink. Integrated five ring gas hob with electric oven and grill below, two integrated freezers, integrated fridge and integrated dishwasher. Large storage cupboard housing the combination boiler, tiled flooring, tiled splashbacks and under cabinet lighting.

Utility Area

Door with glazed panel leading to the side of the property, tiled flooring and space and plumbing for both a washing machine and tumble dryer.

Ground Floor Shower Room

Tiled walls and tiled floor, walk in corner shower, wash hand basin, WC and heated towel rail.

Landing

Wooden balustrade, hatch providing loft access and a large built in storage cupboard.

Bedroom One

Double glazed bay window and additional double glazed window to the front elevation, coved ceiling, radiator and original fireplace with wooden mantel and cast iron insert.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the rear and radiator.

First Floor Shower Room

Obscure double glazed window to the side elevation, tiled walls and tiled floor, walk in corner shower, wash hand basin, WC and heated towel rail.

Front Garden

Low brick wall with iron railings enclosing the frontage with a useful bin storage area and pathway leading to the entrance.

Rear Garden

An enclosed rear garden with boundary walls to either side comprising a paved seating area immediately outside the property, pathway leading to a rear gate with lane access, lawn, gravelled section, mature planting, garden shed and an external cold water tap.

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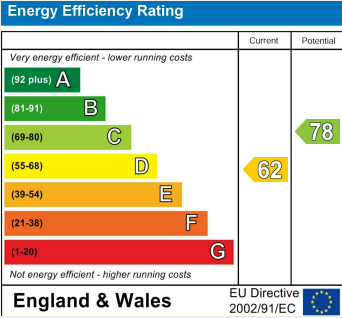
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AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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