

Caerphilly Road

HEATH, CF14 4SH

GUIDE PRICE £450,000

**Hern &
Crabtree**



Caerphilly Road

Over 1,700 sq feet, a substantial extended semi detached family home offering spacious and versatile living accommodation situated in the highly sought after Heath area of Cardiff.

The property is ideally placed for access to sought after primary & secondary schools and within easy access to public transport links, parks, shops and restaurants.

For commuters, the property is within easy reach of the Heath hospital, the M4 and A470, making this a great location for those looking for easy access to transport links.

The accommodation is light and spacious and in brief comprises: hall, lounge/ dining room, open plan kitchen/ dining room, ground floor shower room and two further reception rooms. Upstairs are four bedrooms and two family bathrooms.

To arrange your viewing, please contact the Heath branch on 02920 620202.



1775.00 sq ft

Reception hall

The property is entered through composite front door with frosted window to the side providing additional light to the hallway. Smoke detector. Picture rail. Radiator. Mteer cupboard. Dado rail. Staircase rising to the first floor with newel posts and spindles. Feature flooring. Doors to:

Family room

Double glazed bay window to the front elevation. Radiator. Dado rail. Coving to the ceiling.

Sitting room

Double glazed bay window to the front elevation. Feature fireplace with tiled surround and hearth. Wired for wall lights. Coving to the ceiling. Dado rail. Radiator.

Shower room

Situated off a useful storage area, this ground floor shower room is a useful addition to a family home. Fitted with a three piece suite in white comprising: fitted shower cubicle, wash hand basin set into vanity unit with storage cupboards and WC. Double glazed window to the side elevation. Tiled flooring. Walls are tiled.

Lounge/ dining room

A light and spacious principle reception room. Sliding patio doors to the rear elevation giving access to the rear garden. Radiator. Coving to the ceiling.

Kitchen/ diner

An extended and open plan kitchen/ dining room offering an ideal space for entertaining and families.

The kitchen offers a wide range of matching wall and base units with cupboards and drawers with white doors and grey complementary work surfaces over. Built in eye level electric oven and grill. Five ring gas hob with chimney style extractor fan above. Plumbing for washing machine. Inset sink drainer with mixer tap. Space for American style/ freezer. Double glazed door to the side elevation giving access to the rear garden. Walls are part tiled. Spotlights. Radiator. Space for dining table and chairs. Double glazed window to the rear elevation. Double glazed door to the rear elevation giving access to the garden. Tiled flooring.

Landing

A split level landing. Loft access. Doors to all bedrooms and bathroom.

Bedroom

Double glazed bay window to the front elevation. Coving to the ceiling. Radiator. Alcove ideal for wardrobes. Built in storage.

Bedroom

Double glazed bay window to the front elevation. Radiator. Alcove ideal for wardrobes.

Bedroom

Double glazed window to the rear elevation with aspect to the garden. Radiator.

Bedroom

Double glazed window to the front elevation. Radiator.

Bathroom

A spacious family bathroom. Fitted with a four piece suite in white comprising: whirlpool bath, fitted shower cubicle with mains pressure shower, wash hand basin and WC. Radiator. Double glazed window to the rear elevation. Feature flooring. Walls are part tiled.

Bathroom

A three piece suite comprising: panelled bath with shower over and screen, wash hand basin and WC. Walls are part tiled. Double glazed window.

Outside

To the front of the property is a brick walled garden with mature shrubs and bushes.

To the rear is a good size garden, laid mainly to lawn with decked sun terrace area. The garden is enclosed by timber fencing and walling.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts

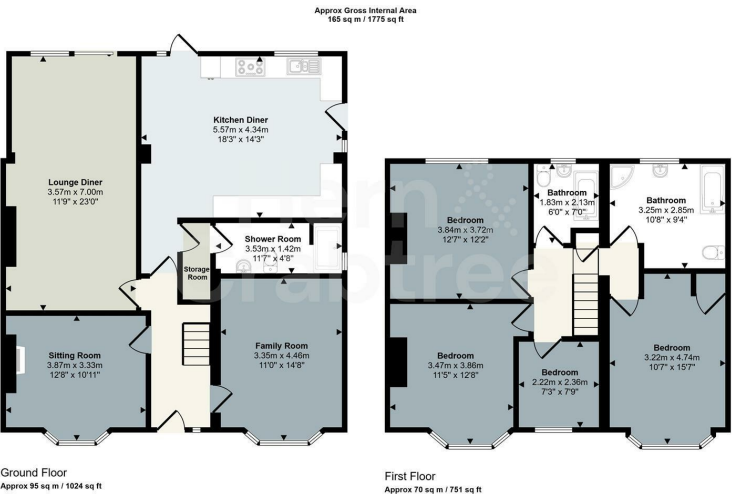
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Hern & Crabtree

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

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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