

Heath Park Avenue

HEATH, CARDIFF, CF14 3RG

OFFERS IN EXCESS OF £650,000

**Hern &
Crabtree**



Heath Park Avenue

Nestled in the highly desirable Heath Park Avenue, this beautiful detached family home offers an ideal blend of spacious living, convenience, and charm. Located just a short walk from both Heath High and Low Level stations, commuting to the city and beyond is effortless. Additionally, the University Hospital of Wales is within walking distance, and the picturesque Heath Park, perfect for outdoor walks, is just a stone's throw away.

The accommodation comprises a welcoming large entrance hall, leading to a generous living room and a second reception room, ideal for family gatherings. The kitchen and dining room offer great space for everyday living, with a WC conveniently located on the ground floor. Upstairs, you'll find a luxurious primary bedroom with an en suite, along with three further well-sized double bedrooms. One of these bedrooms boasts a delightful sitting balcony, offering views over the rear garden—a perfect spot to relax. The family bathroom completes the first floor.

Outside, the property features an enclosed rear garden with a patio sitting area, providing a tranquil space for outdoor entertaining or relaxation. Additionally, a unique detached recording studio stands at the rear, offering fantastic potential for a home office, summer house, or annex.

The property is further complemented by an off-street parking driveway to the front, offering convenience and ease.

This fantastic home offers a brilliant location with an abundance of space and character, making it perfect for modern family living.

- Beautiful semi-detached home
- Sought after location
- Character features
- Detached recording studio
- Off street parking driveway
- Four double bedrooms
- Walking distance to UHW
- Enclosed rear garden
- Close to Heath High and Low level stations
- EPC - D Council Tax Band - G



2350.00 sq ft

Entrance Porch

9'2 x 3'2

Open entrance porch with wooden railings, tiled floor, original wood and leaded glass door into the hallway with matching windows either side creating a beautiful semi-circle feature.

Hallway

Large hallway with wooden floor boards, picture rail, radiator, electric fireplace with wooden surround and marble hearth. Stairs to the first floor. Doors to:

Living Room

15'0 x 13'6

Double glazed bay windows to the front, coved ceiling, picture rail, dado rail, radiator. Fireplace with cast iron surround and slate hearth.

Reception Room

11'1 x 15'9

Double glazed bi-fold doors to the rear garden. Coved ceiling, picture rail, dado rail, fireplace with slate hearth. Wooden flooring, radiators.

Kitchen

12'8 x 8'5 max

Double glazed windows to the side, double glazed patio door to the side. Wall and base units with work tops over, stainless steel sink and drainer, tiled splash back. Hotpoint range cooker, extractor over. Space for dishwasher, washing machine and tumble dryer. Space for fridge and freezer.

Dining Room

11'10 x 18'0 max

Double glazed bi-fold doors to the rear garden. Picture rail, radiator, wooden floor, built in Welsh dresser. Opening through to the kitchen.

WC

7'2 x 3'10 max

WC, wash hand basin, double obscure glazed window to the side, tiled floor.

First Floor

Stairs rise up from the entrance hall. Feature stained glass window.

Landing

Wooden banister, radiator, loft access hatch. Doors to:

Bedroom One

15'10 x 13'1 max

Double glazed window to the front, dado rail, radiator. Doors to en suite.

En suite

5'3 x 4'10

Tiled walls, non slip wet room sheet vinyl, corner shower, WC, wash hand basin, heated towel rail.

Bedroom Two

9'5 x 14'6

Double glazed windows to the front, radiator, picture rail.

Bedroom Three

11'3 x 14'11

Double glazed window and double glazed doors to rear balcony. Picture rail, wooden flooring, radiator.

Balcony

10'10 x 5'8

Glass roof, wrought iron railing, views over the garden.

Bedroom Four

10'8 x 9'3

Double glazed window to the rear, radiator. Built-in wardrobe.

Bathroom

8'11 x 8'6

Double obscure glazed window to the side. Tiled walls, non slip wet room sheet vinyl. Wet room with integrated shower, bath, WC, bidet, wash hand basin. Heated towel rail.

External

Front

Key block driveway with hedging, mature flowerbeds, railing to the divide.

Rear Garden

Enclosed rear garden with paved patio, raised decked area. Path to the studio, lawn, storage shed. Four mature fruit trees, rhododendron, fencing. Path to the side. External cold water tap. Gate to the side. Further raised decking area from the reception room. Rockery area.

Studio

Recording studio or perfect as a home office/summer house/annex.

Entrance Lobby

13'10 x 7'9

Timber clad walls, double glazed window, base units with work tops over. Double glazed door to the first reception room/recording Room.

Reception Room

11'8 x 11'6

Double glazed window to the front into the lobby. Laid carpet. Electric AC/Heating unit. Door to storage/Inner lobby.

Storage/ Inner Lobby

Timber clad walls, work surface, storage/space for coats storage. Door to Studio room.

Studio Room

11'7 x 11'2

Window to the inner lobby, timber clad walls and floor. Electric AC/heating unit. Wall lights. Space for equipment, door to WC, door to recording room and booth.

Recording Studio

6'1 x 6'8

Fully insulated recording studio currently housing a full drum kit, inset with a window that overlooks the entrance studio, door to an additional fully soundproofed recording booth.

WC

WC with composting toilet.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax Band - G

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.



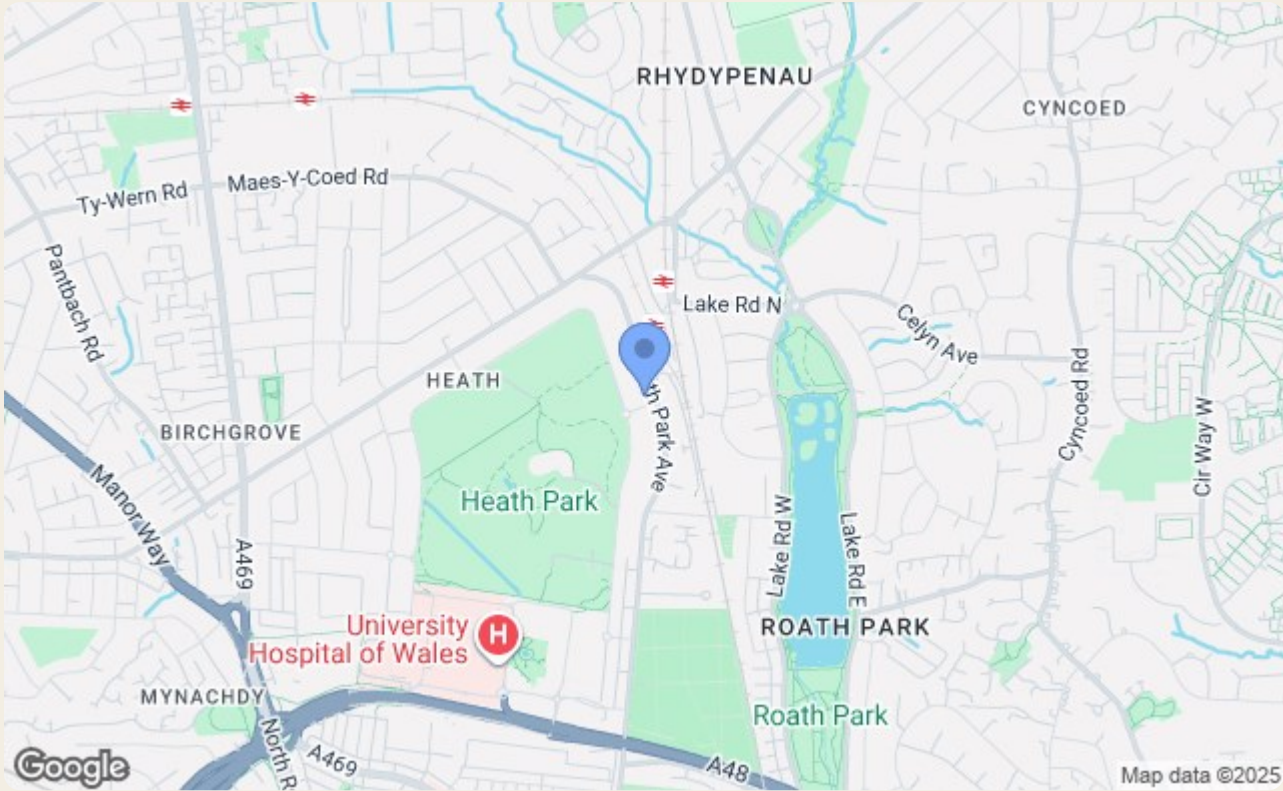






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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

Environmental Impact (CO ₂) Rating	
	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.