

Heathwood Road, Cardiff

Guide Price £625,000

**Hern &
Crabtree**



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

Key Features

- Traditional semi detached family home
- Beautifully landscaped rear garden
- Block paved driveway for several vehicles
- Character features throughout
- Sought after Heath location close to parks and transport
- Five bedrooms across three floors
- Detached single garage with power
- Garden room overlooking the rear garden
- Kitchen breakfast room with underfloor heating

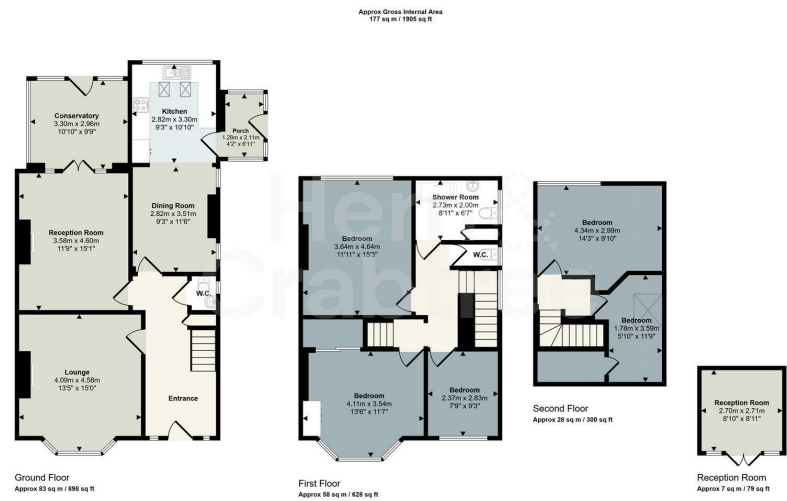
Nestled along one of Heath's most established residential roads, this handsome traditional semi detached home offers beautifully maintained accommodation arranged across three floors, blending character features with practical family living. Behind its attractive façade, the property retains much of its original charm, including stained glass detailing, parquet flooring and picture rails, while benefitting from thoughtfully updated interiors and immaculately presented gardens.

The welcoming entrance hall leads to two elegant reception rooms, including a spacious lounge with leaded bay window overlooking the front garden and a versatile dining room opening into a bright garden room with views across the rear garden. The kitchen breakfast room has been designed with everyday living in mind, featuring integrated appliances, excellent storage and underfloor heating, while upstairs the property offers five well proportioned bedrooms, a stylish modern shower room and flexible accommodation ideal for growing families or home working.

Outside, the beautifully landscaped rear garden is a particular highlight, carefully planted over many years to create a mature and peaceful setting with lawns, patio seating areas and a timber summer house with power and lighting. To the front, a block paved driveway provides parking for several vehicles and leads to a detached single garage with power.

Heath continues to be one of Cardiff's most sought after residential locations, well regarded for its excellent schools, green spaces and superb transport connections. Heath Park and Roath Park Lake are both within easy reach, while nearby Birchgrove and Whitchurch Road offer an excellent selection of independent cafés, restaurants and local shops. Heath High Level and Heath Low Level train stations provide convenient access into Cardiff city centre, making the area particularly popular with professionals and families alike.

Approx 1905.00 sq ft



Council Tax Band: F

Energy Efficiency Rating		
	Current	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



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.