

5 Heathwood Road

Heath | Cardiff | CF14 4JL

Semi-Detached House | Asking Price Of £345,000



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PROPERTY DESCRIPTION

MGY offer for sale this traditional 3 bedroom bay fronted semi detached property in the much sought after Heath area, within walking distance to local shops and amenities, the University Hospital Wales. There are also excellent transport links and school catchments. The accommodation comprises entrance hall, w.c, lounge, dining room, kitchen, 3 bedrooms and a bathroom. Generous rear garden, driveway and garage. No ongoing chain.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)**
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

Heath is a popular location in the north of Cardiff. A range of shops, cafes, and local businesses are located nearby. Good transport links to the centre of Cardiff are reached by bus and train. The University Hospital of Wales is also located here and Heath park.

ENTRANCE PORCH

Entered via wooden door. Quarry tiled floor. Large lockable storage cupboard.

ENTRANCE HALL

Entered via wooden door to spacious hallway. Double glazed uPVC window to front. 2 stairs up there is a door to the w.c and a double glazed uPVC window overlooking the rear garden. Further stairs to first floor. Original herringbone wood block flooring.

W.C

Obscured double glazed uPVC window to rear. Tiled floor. Part tiled walls. W.c.

DINING ROOM

11' 11" x 9' 11" (3.65m x 3.03m)
Double glazed uPVC window to front. Wood block flooring.
Radiator. Coved ceiling and ceiling rose. Inset ceramic tiled hearth.

LOUNGE

13' 7" x 11' 8" (4.16m x 3.56m)
Double glazed uPVC window to front. Original herringbone wood block flooring. Radiator.
Traditional cast iron fireplace with slate hearth. TV point. Coved ceiling and ceiling rose.

KITCHEN

11' 3" x 7' 6" (3.43m x 2.29m)
Double glazed uPVC window overlooking rear garden. Double glazed uPVC stable style door to rear garden. Pantry with shelving and with double glazed uPVC window to side. Base and wall units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap. Space for fridge/ freezer. Electric cooker point.

FIRST FLOOR

STAIRS & LANDING

Double glazed uPVC window to side. Exposed wooden floorboards.

BEDROOM ONE

14' 7" into bay x 11' 8" (4.45m x 3.56m) Large double glazed uPVC bay window to front. Feature wooden fire surround with quarry tiled hearth. Exposed treated wooden floorboards.

BEDROOM TWO

11' 9" x 9' 11" (3.60m x 3.03m)
Large double glazed uPVC window to front. Exposed treated wooden floorboards. Inset ceramic tiled hearth. Radiator.

BEDROOM THREE

10' 11" x 6' 10" (3.34m x 2.10m)
Double glazed uPVC window overlooking rear garden. Radiator.

BATHROOM

Obscured double glazed uPVC window to rear. White roll top bath with chrome feet, mixer tap and with shower attachment,

pedestal wash hand basin with hot and cold taps, w.c. Tiled floor and walls. Airing cupboard housing 'worcester' combi boiler.

OUTSIDE

FRONT/ SIDE- Mature hedge to front, driveway with parking for several cars.

DETACHED GARAGE- with up and over door to front, wooden door to side and large window to rear. Power, lighting and plumbing.

REAR- A good size garden to rear, mainly laid to lawn, mature trees. Storage/ tool shed and outside water tap.



FLOORPLANS



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