



Heath Park Avenue, Heath Cardiff CF14 3RJ

welcome to

Heath Park Avenue, Heath Cardiff

A well presented extended semi-detached dorma bungalow located in the highly sought-after Heath area of Cardiff. Offering generous accommodation throughout, this versatile home is ideal for growing families with convenient access to excellent local schools, transport links and nearby amenities.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator, tiled flooring by entrance, wood block flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, heated towel rail and double glazed obscure window to rear aspect.

Sitting Room

21' 8" x 12' 10" (6.60m x 3.91m)
Double glazed windows to front and rear aspect, radiator, parquet wood block flooring and built in cupboard.

Study/Office

10' 6" x 7' 7" (3.20m x 2.31m)
Double glazed window to front aspect, radiator and built in wardrobe.

Dining Area

10' 10" x 10' 10" (3.30m x 3.30m)
Double glazed French doors providing access to rear garden and opening to:

Kitchen Area

23' 11" x 9' 10" (7.29m x 3.00m)
Fitted with a range of modern high gloss wall and base level units with complementary work surfaces over, sink and drainer units, integrated five ring gas hob with electric oven and cooker hood, spaces for washing machine, tumble dryer and fridge/freezer, spotlights, radiator, tiled flooring and double glazed window to side aspect.

Inner Hallway

Step down and doors providing access to:

Bedroom Four

13' 9" x 10' 2" (4.19m x 3.10m)
Double glazed window to side aspect, radiator and built in wardrobes.

Bedroom Five

14' 9" x 11' 2" (4.50m x 3.40m)
Two double glazed windows to rear aspect, radiator and built in wardrobes.

Shower Room

Fitted with a three piece suite comprising walk in spacious shower cubicle, WC, wash hand basin inset to vanity unit, heated towel rail, extractor fan and double glazed obscure window to side aspect.

First Floor

Landing

Double glazed window to rear aspect, radiator and doors providing access to:

Bedroom One

15' 9" x 8' 10" (4.80m x 2.69m)
Double glazed window to front aspect, radiator and built in wardrobes.

Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)
Double glazed skylight to rear aspect, radiator and built in wardrobes.

Bedroom Three

10' 2" x 9' 2" (3.10m x 2.79m)
Double glazed window to side aspect, radiator and built in wardrobes.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, heated towel rail, extractor fan and double glazed skylight to front aspect.

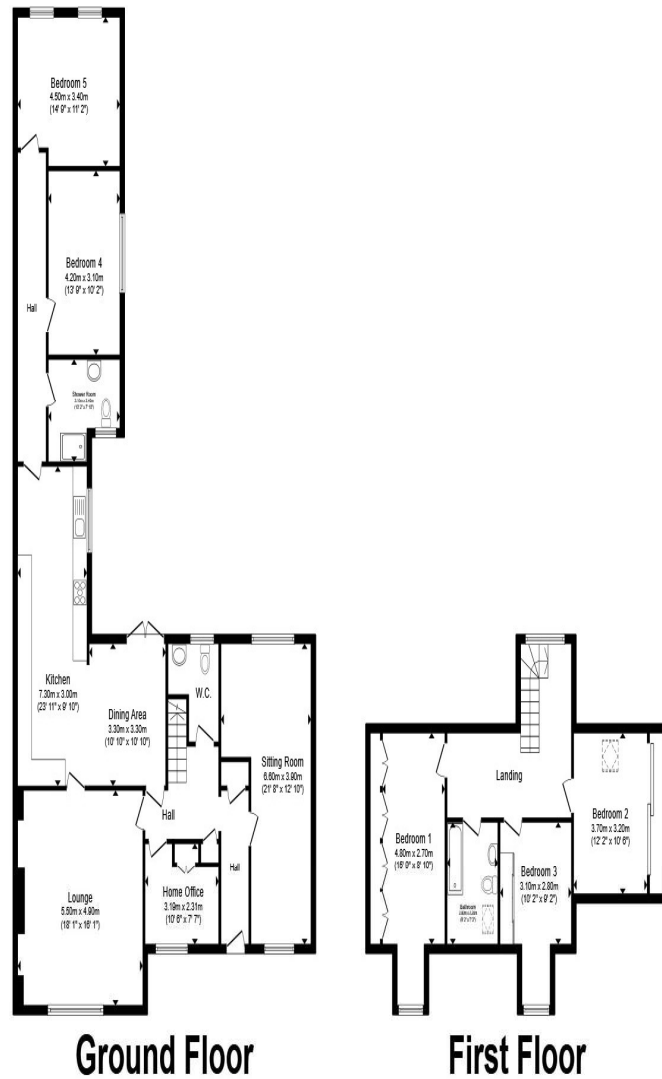
Outside

Front

Driveway providing off street parking for several vehicles.

Rear Garden

Paved area, area laid to lawn with step down to a block paved patio area and access to a gym with double glazed window to side aspect and power.



Total floor area 216.1 m² (2,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Heath Park Avenue,
Heath Cardiff

- Extended Semi Detached Dorma Bungalow
- Five Bedrooms
- Lounge, Sitting Room and Study/Office
- Fitted Kitchen/Dining Area
- Downstairs WC and Shower Room

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£650,000



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Property Ref:
ROA114984 - 0002

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