

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

Tel: 02920766755 Email: property@croftsanddavies.co.uk www.croftsanddavies.co.uk

259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



6 HEATHMEAD, HEATH, CARDIFF CF14 3PJ

Modern, Easily Maintained, One Bedroom First Floor Flat situated in a pleasant and popular position, within the very popular Heath Mead development, just off Allensbank Road. Local facilities are close by, a small supermarket being within an easy walk on Allensbank Road and other retail facilities are readily available across North Cardiff. Ample recreational space is close by, the property being sited midway between Heath and Roath Parks, the latter with its Lake and Wild Gardens. The City Centre, approximately three miles distant, can be accessed by bus routes on Allensbank Road or by rail from nearby Heath Halt. The property is conveniently sited for those working at the University Hospital, within a ten-minute walk.

These flats are built of brick in two storey blocks of four under a tiled roof, this flat has the benefit of gas central heating via a recently installed combination boiler together with upvc double glazing. The accommodation is well proportioned, has ample storage space and briefly comprises:

Communal Landing: Hall, with storage cupboards, Large Lounge, Fitted Kitchen (with appliances available) Double Bedroom with wardrobe and Bathroom with Shower. Communal Rear Garden. ample parking to the front.

**EASILY MAINTAINED ONE BEDROOM FLAT
SUIT FIRST-TIME BUYER / INVESTOR**

VIEWING BY APPOINTMENT:NO CHAIN

PRICE GUIDE: £159,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

Hardwood front door with glazed panel to the -

HALL: One radiator, loft hatch, fuse board, built-in cupboard with slatted shelving, one radiator and built-in cupboard for the boiler, wall mounted gas Combination Ideal boiler to serve heating and hot water and fitted light. Door off to bathroom and bedroom, door off to -

LOUNGE: (15'11 x 10'5) Double glazed uPVC window to front with fitted vertical blinds and curtain pole above, two radiators, two pendant lights. Door off to

KITCHEN: (7'1 x 10'4) Double glazed uPVC window to rear with fitted roller blind. Range of fitted units comprising, cupboards, drawers and work surfaces, built-in sink unit, space for slot-in gas cooker, (cooker available by separate negotiation) with hood above, washing machine space, (washing machine available by separate negotiation) and same for fridge freezer. Part wall tiling and fitted light.

BEDROOM: (10'1 x 10'9) Double glazed uPVC window to front with fitted vertical blinds and curtain pole above. Built-in wardrobe which is recessed off the hall with hanging rail and shelving, coving and pendant light and radiator under window.

BATHROOM: (6'5 x 7'5) Double glazed uPVC frosted window to rear. Suite in white comprising: Panelled bath with electric shower over, pedestal wash hand basin, low flush close coupled w.c. part-wall tiling, one radiator, wall mounted bathroom cabinet, Xpelair fan and ceiling light.

EXTERIOR: Main Front door, understairs cupboard with electric meters

Communal access to –

Flower beds to front and rear garden that is shared by other three flats in this particular block.

***TENURE:** We understand the tenure to be Leasehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

***VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

