

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



93 HEATHMEAD, HEATH, CARDIFF CF14 3PL

Modern, Newly Refurbished, Easily Maintained, One Bedroom Ground Floor Flat situated in a pleasant and popular position, within the very popular Heath Mead development. 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 either Allensbank Road or Lake Road West 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 and both the kitchen and bathroom have been completely re-furbished. The accommodation is well proportioned, has ample storage space and briefly comprises:

Communal Hall, Hall, with ample storage, Large Lounge, Newly Fitted Kitchen, Double Bedroom with wardrobe and Newly Fitted Bathroom with Large Walk-in Shower. Large Communal Gardens and Ample Parking.

NEWLY REFURBISHED GROUND FLOOR FLAT

VIEWING BY APPOINTMENT: NO CHAIN

PRICE GUIDE: £184,950

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.

HALL: Built-in cupboard, radiator, built-in boiler cupboard with a Mains combination boiler to serve heating and hot water and space for washing machine, shelf and fitted light. New fuse box, ceiling light and mains smoke alarm.

MAIN LOUNGE: (16' x 10'5) Double glazed uPVC window to front with fitted vertical blinds, two radiators, newly decorated, coving and two ceiling light fittings.

KITCHEN: (7'1 x 10'5) Double glazed uPVC window to rear garden. Range of brand new fitted units comprising, cupboards, drawers and work surfaces, built-in stainless steel sink unit with mixer tap, built-in four ring electric hob with extractor over, oven under, built-in dishwasher, space for fridge/freezer, part wall tiling adjacent to units, tiled floor, new air extractor fan and LED ceiling light.

FRONT BEDROOM ONE: (10' x 10'9) Double glazed uPVC window to front, fitted vertical blind, one radiator under, built-in wardrobe with louvre doors with hanging rail and shelf and pendant light.

BATHROOM: (6'4 x 7'5) Double glazed uPVC frosted window to rear. Brand new suite in white comprising large, full length walk-in shower, full height with large spray screen, mains shower with overhead drencher and handheld spray, fully tiled, wash hand basin with mixer tap, low flush close coupled w.c. part wall tiling to match, ceramic tiled floor to match and towel rack radiator. Extractor fan and ceiling light.

EXTERIOR: Communal Rear Gardens mainly laid to lawn.

***TENURE:** We understand the tenure to be leasehold for 999 years from 1985 (960 years remaining) 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.*

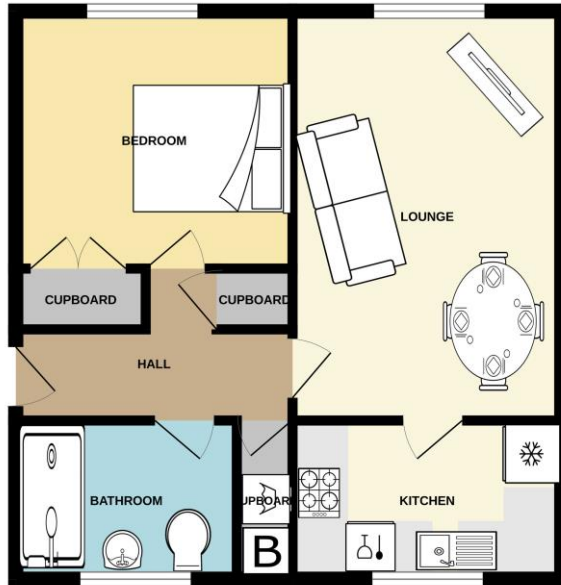
***VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our 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.croftsdavies.co.uk





GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensional data, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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