

# CROFTS DAVIES & CO

*Estate Agency, Lettings and Property Management*

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*259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **21 ST CADOC ROAD, HEATH, CARDIFF. CF14 4ND**

Traditional, Three Bedroom, Bay Fronted, Semi-Detached House situated in a very pleasant and quiet road just off Heathway and within easy reach of local facilities on St Isan Road, with its post office, pharmacy, surgery and shops; with further retail facilities readily available across north Cardiff. The Heath, an ever popular district of Cardiff, is well known for its King George V Park, its tree lined streets and its easy access to the University Hospital. Cardiff City Centre, three miles distant, can be accessed by bus on nearby Heathway or by rail from Heath Halt, a few minutes' walk.

The property – a 'thirties semi'; is built of brick under a tiled roof with spa rendering to the first floor and has the benefit of gas central heating via a recently replaced combination boiler together with upvc double glazing. The house has been well maintained with good sized, well-proportioned rooms that include a fully fitted kitchen/breakfast room and a fully tiled bathroom with walk-in shower. In addition, there is a good sized conservatory and the house occupies a large, level plot with ample parking and an attractive, long, west facing rear garden. Briefly comprising:

Porch, Hall, Front Lounge, Dining Room, Conservatory, Fitted Kitchen. Landing, Two Double Bedrooms, Good Size Third Bedroom, Bathroom with Walk-in Shower.

**ATTRACTIVE THREE BEDROOM FAMILY HOUSE**

**VIEWING BY APPOINTMENT:NO CHAIN**

**PRICE GUIDE: £424,950**

**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.

**PORCH:** Double glazed uPVC outer door and side screen with obscure glass, tiled floor and inner front door with stained and leaded glass panel to -

**HALL: (15'5 x 5'11)** Staircase to first floor with hand-rail and side rods, double glazed uPVC window to side with leaded and stained insets, radiator, coving, three spot light fitting, understairs storage area, wall mounted light fitting, fuse board cupboard and pendant light.

**FRONT LOUNGE: (13'10 inc bay x 12'8)** Double glazed uPVC windows to front with leaded glass to upper vents, fitted vertical blinds, curtain rail and pelmet, low level fireplace with stone hearth and surround to match with timber mantelpiece over, side plinth to side and archway to -

**DINING ROOM: (11'11 x 11'10)** Double glazed uPVC sliding patio door to Conservatory, with curtain rail above and timber sill, radiator, coving and pendant light.

**BREAKFAST ROOM / KITCHEN: (9'10 x 6'10 and 8'8 x 8'8)** Double glazed uPVC windows to side and rear with fitted venetian blinds. Single Step down to kitchen area with range of fitted units comprising, cupboards, drawers and roll top work surfaces with built-in four ring electric hob, separate double oven, spaces for washing machine, fridge freezer and dishwasher, radiator, part wall tiling and tiled floor, wall mounted Worcester Green star 28cdi combination boiler, to serve heating and hot water and two four spot ceiling light fittings. Doorway off to -

**CONSERVATORY: (9'3 x 9'7)** Laminated floor, double glazed uPVC full height windows and door to rear garden, each with fitted venetian blinds and a polycarbonate roof and two fitted wall lights.

**FIRST FLOOR: LANDING: (8'4 x 7'4)** Double glazed uPVC window to side with leaded and stained glass, coving, ceiling light and drop-down loft hatch to extensive attic space - part boarded and with fitted light.

**FRONT BEDROOM ONE: (13'10 inc bay x 11'2)** Double glazed uPVC bay window to front, fitted vertical blinds, curtain rail and pelmet, low level fitted eight drawer unit with cupboards either side into front bay. Range of built-in wardrobes, radiator and two pendant lights.

**REAR BEDROOM TWO: (11'11 x 11'3)** Double glazed uPVC window to rear with view over the Heath and hills behind Cardiff and the garden, curtain rail, pelmet and radiator under. Range of fitted wardrobes with cupboards over and further space over bed area, laminated floor and pendant light.

**FRONT BEDROOM THREE: (8'0 x 7'5)** Double glazed uPVC window to front, curtain rail and pelmet above, built-in wardrobe with hanging and cupboards over, radiator, laminated floor and pendant light.

**BATHROOM: (6'11 x 7'4)** Double glazed uPVC frosted window to side with fitted blind. Suite in white comprising: Large walk-in shower with shower tray, side screen and spray flap, wall mounted electric Mira shower, wash hand basin and low flush close coupled w.c; radiator, fully tiled walls and tiled floor to match. Built-in airing cupboard with slatted shelving; ceiling light.

## **EXTERIOR**

**FRONT & SIDE DRIVEWAY:** With room for several cars and paved. Easily maintained front flower border. Side drive having an approximate measurement of 65' and giving access to the rear garden via a gate as well as the garage.

**GARAGE:** (Approximate length of 18' x 8'4) Prefabricated and with an up and over door, windows to side and rear.

**REAR GARDEN:** Paved patio, outside tap, laid lawn and side lawn, flower borders to surround, approximate length of 60' and a westerly aspect.

**TENURE:** We understand the tenure to be Freehold 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](http://www.croftsanddavies.co.uk)**



TOTAL FLOOR AREA - 1060 sq. ft. (98.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given to their quantity or reliability and length.  
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