

# **CROFTS DAVIES & CO**

*Estate Agency, Lettings and Property Management*

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



## **4 HEATH PARK DRIVE, HEATH, CARDIFF CF14 3QH**

Modern Semi-detached Three Bedroom House situated in a pleasant and popular road just off Heath Park Avenue. Local facilities are readily available across North Cardiff and ample recreation space is also close by, the property being midway between Heath & Roath Parks. Cardiff City Centre is three miles and can be accessed via the station at Heath Halt, a few minutes walk, or bus routes on either Heath Park Avenue or Lake Road North. The University Hospital, a major employer in the area is within an easy walk.

The property, a two storey, semi-detached three bedroom house is built of brick with rendered elevations to the first floors under a tiled roof and has the benefit of gas central heating via a traditional heating system together with double glazing, the majority in upvc. The house is set on a good size, easily maintained plot with gardens front and rear, driveway and garage. The accommodation has good sized rooms that would now benefit from some modernisation and upgrading, but offers well proportioned accommodation that briefly comprises:

Hall, Ground Floor Cloakroom, Large Lounge, Dining Room, Kitchen. Two Double Bedroom and Large Single, Bathroom. Gardens Front & Rear, Driveway & Garage.

**MODERN SEMI-DETACHED THREE BEDROOM HOUSE**

**VIEWING BY APPOINTMENT:NO CHAIN**

**PRICE GUIDE:     £349,950**

**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:** Step, double glazed uPVC Rosewood front door with side screen to match, giving access to the –

**HALL:** Radiator, tongue and groove boarded ceiling, pendant light and coat rack.

**G.F. CLOAKROOM: (5'9 x 3'7)** Double glazed uPVC frosted window to front, fuse board, alarm control box, radiator. Suite in champagne comprising low flush close couple w.c. wash hand basin, loft hatch to immediate space above and ceiling light.

**MAIN LOUNGE: (13' x 18'9)** Double glazed uPVC window to front with fitted vertical blinds, curtain rail, radiator under, raised hearth in marble with surround to match and mantelpiece over and additional radiator. Staircase to first floor to side with handrail, newel post and balustrades. Coving and ceiling light fitting. Double doors to dinging room and panelled door to kitchen.

**DINING ROOM: (11' x 9'10)** Sliding patio doors to rear garden, radiator, coving, pendant light and panelled door to -

**KITCHEN: (10'11 x 8'5)** Double glazed uPVC window to rear with built-in extractor fan, range of fitted units, sink unit, (cooker and washing machine available by separate negotiation), wall mounted Potterton boiler to serve heating and hot water. Fully tiled, radiator and fluorescent light.

## **FIRST FLOOR**

**LANDING:** Airing cupboard with hot water tank and slatted shelving. Pendant light.

**FRONT BEDROOM ONE: (13' x 9'3)** Double glazed uPVC window to front, fitted vertical blinds and curtain rail, radiator under and ceiling light fitting.

**REAR BEDROOM TWO: (11'2 x 11'2)** Double glazed uPVC window to rear with fitted vertical blinds and curtain rail, radiator and pendant light.

**FRONT BEDROOM THREE: (9'0 x 9'2)** Double glazed uPVC window to front, fitted vertical blinds and curtain rail, radiator under and pendant light.

**BATHROOM: (7'5 x 7'5)** Double glazed uPVC frosted window to rear with fitted roller blind and curtain pole towel rack style radiator. Suite comprising bath with electric shower over, wash hand basin and low flush close coupled w.c. fully tiled walls, additional radiator and ceiling light fitting.

**EXTERIOR**

**FRONT GARDEN:** With easily maintained lawn with mature plants and shrubs to surround. Paved path to front door with outside light.

**DRIVEWAY:** With room for two cars.

Pathway to rear via timber gate. Access to garage.

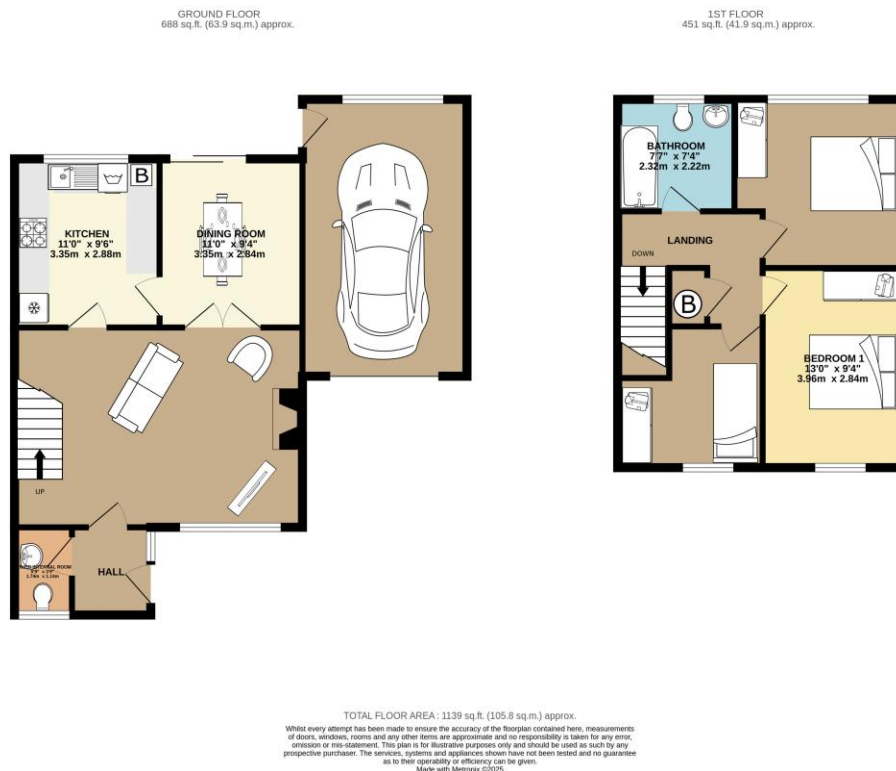
**GARAGE:** Up and over door, pedestrian door to rear garden and window to rear.

**REAR GARDEN:** Paved area adjacent to the house, raised patio, easily maintained lawn with southerly aspect and mature plants to surround.

**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.croftsanddavis.co.uk](http://www.croftsanddavis.co.uk)







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