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286 Heathwood Road, Heath, Cardiff. CF14 4HT

Viewers Material Information:

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.

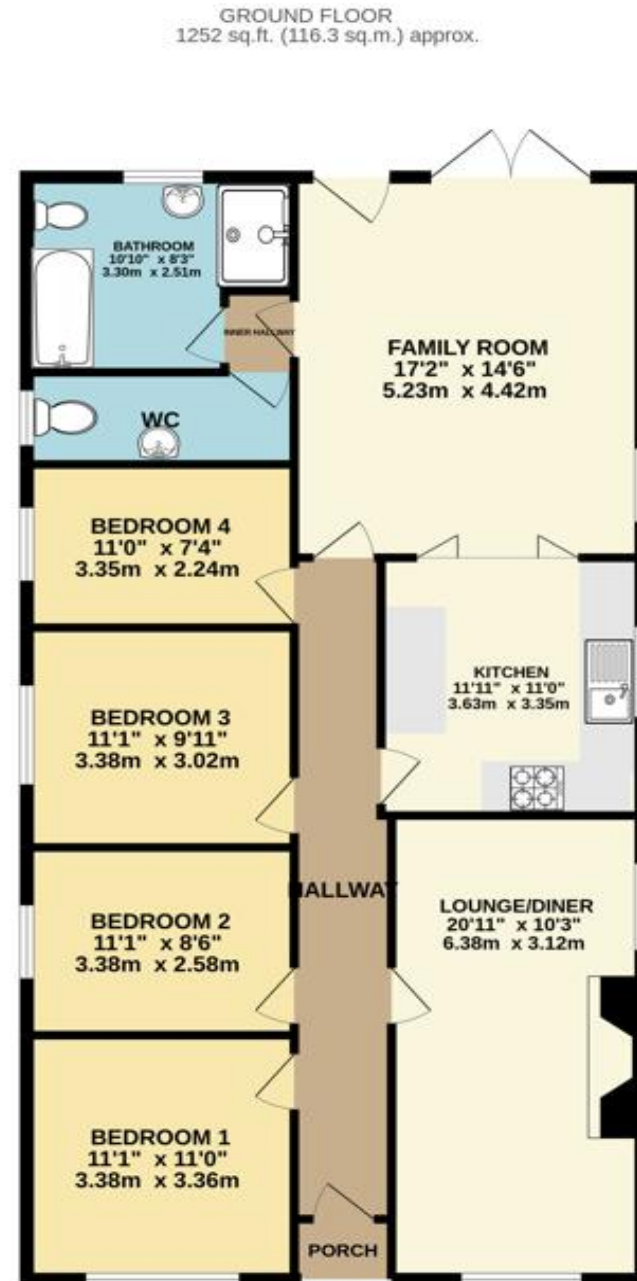
Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS220370

Council Tax Band: F (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.



Attractive, double fronted extended detached family residence, within the catchment area of Cardiff High School and Rhydypenau Primary, a few minutes' walk to all local amenities including Rhydypenau shopping centre, Heath Halt High and Low Level railway stations, bus routes, and close to the University Hospital of Wales. Deep central hall, 17ft family room with patio doors, spacious fitted kitchen, 20ft lounge/diner, 4 good size bedrooms, and modern family bathroom with separate cloakroom. uPVC double glazing, gas central heating. Attractive and sunny south facing rear garden with wide patio doors backing onto allotments, enjoying an open aspect. Attractive front garden with shaped hedges, long concrete driveway to side with gates. EPC Rating: D

Price: £535,000

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Entrance Vestibule

Approached by a uPVC panelled front door with double glazed inserts to upper part, leading onto the entrance vestibule area with shelving and store cupboards.

Hall

Approached by a panelled front door with glazed inserts to upper part, leading onto a central hallway, quality tiled flooring, radiator, tall corniced ceiling, access to roof space.



Kitchen 11'11" (3.63m) x 11'0" (3.35m)

Appointed along three sides in wood grain finish fronts beneath round nosed worktop surfaces, inset four ring gas hob with double width circulating fan above, built-in oven and grill below, inset 1.5 bowl sink and drainer with mixer tap, plumbed for automatic washing machine, attractive ceramic wall tiling with decorative tiled border, concealed wall mounted Worcester gas central heating boiler, window to side, quality high gloss porcelain tiled flooring.



Family Room 17'2" (5.23m) x 14'6" (4.42m)

Of excellent proportions with double glazed patio doors overlooking the rear garden with additional double glazed French door to side, quality tiled flooring with matching skirting boards, radiator, ceiling spotlighting, concertina folding doors leading to kitchen.



Sitting Room/Diner 20'11" (6.38m) x 10'3" (3.12m)

Aspect to front, feature fire surround with mantel, conglomerate hearth and back, gas point, radiator, tall corniced ceiling.



Bedroom 1 11'0" (3.35m) x 11'1" (3.38m)

Aspect to front, radiator.



Bedroom 2 11'1" (3.38m) x 8'6" (2.59m)

Window to side, radiator.

Bedroom 3 11'1" (3.38m) x 9'11" (3.02m)

Large window to side, radiator.

Bedroom 4 11'0" (3.35m) x 7'4" (2.24m)

Aspect to side, radiator.

Lobby; positioned off the family room.



Bathroom

Spacious bathroom, modern suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, glazed shower screen panels, large double width walk-in shower cubicle with glazed shower screen panels and Mira shower, attractive ceramic wall tiling, chrome heated towel rail, tiled flooring.

Cloakroom

Low level WC, pedestal wash hand basin, chrome heated towel rail, ceramic floor and wall tiling, window to side.

Front Garden

Ornamentally laid having wide paved path with edged borders, shaped hedgerow to pavement line with feature ranch style fencing to side with pergola, wide concrete driveway to side.



Rear Garden

Wide paved patio area leading to area of lawn enclosed by timber lap fencing, backing onto the delightful allotments. Outside lighting. Concrete path to side with gate leading to front. Additional paved patio area to side with long concrete driveway to front. Secure metal driveway gates.

Directions

Travelling along Rhydypenau Road towards Rhydypenau crossroads, at the mini roundabout continue straight ahead which becomes Heathwood Road and immediately after the Three Arches public house and restaurant, the property will be found a short distance on the left hand side, just before the Texaco Three Arches Garage.