



## 19 Heathwood Grove, Heath, Cardiff, CF14 3RD

Price Guide £450,000

- Large 3-Bedroom traditional-style bay-fronted Freehold semi-detached House.
- Requires updating but offers spacious family-size accommodation.
- Sought-after cul-de-sac location near UHW at Heath.
- Large garden at the rear. Garage and off-road parking.

# 19 Heathwood Grove, Cardiff CF14 3RD

This charming property offers an exciting refurbishment opportunity for a buyer with vision and some DIY skills, presenting the potential to create a spacious and characterful family home in a highly sought-after residential cul-de-sac. The property occupies the right-hand side of a pair of traditional pre-war, bay-fronted semi-detached houses, featuring lower elevations of attractive facing brick, upper elevations of painted rough-cast render, and it has a slate roof. To the front, there is a paved garden area together with a driveway providing off-road parking and access to the garage. To the rear lies a beautifully proportioned lawned garden, enhanced by a rich variety of mature shrubs and trees, offering both privacy and a lovely outdoor space for families or keen gardeners. Internally, the property benefits from gas central heating, provided by a floor-standing Ideal Mexico boiler located in the kitchen, with radiators installed throughout most of the house. A number of the windows are double-glazed. Tenure is Freehold, and the property falls within Council Tax Band F. According to Natural Resources Wales, the property is considered to be at very low risk of flooding.

The location is consistently popular, offering excellent access to the University Hospital of Wales at Heath, and convenient commuting links to Cardiff city centre. A wide range of local amenities are close at hand, including bus and train services, well-regarded primary and secondary schools, and a variety of parks and leisure facilities. Nearby green spaces include the highly regarded Heath Park and the beautiful Roath Park, renowned for its scenic lake and recreational amenities — all within easy reach of the property.



Council Tax Band: F



### **Entrance Hall**

A double-glazed uPVC framed front door with side screen opens into a welcoming hallway featuring two leaded stained glass side windows. Central heating radiator and radiator shelf. Pine tongue-and-groove panelled ceiling. Smoke alarm. Gas & electric meter cupboards. Two wall light fittings. Under-stairs storage cupboard. Stairs rising to the first floor.

### **Front Room**

14'10" into bay x 13'8" approx.

Originally two separate reception rooms, now opened to provide a spacious through lounge. The front room features a bay with south-facing double-glazed picture windows and top opening casements. Curtain rail and runners. Central heating radiator. There is a polished wood fireplace with a feature tiled hearth. Wood-grain wall panelling. Coved ceiling. Ceiling light rose. Wall light fittings. Wood block floor. Openreach telephone point. Fitted glass cabinet. An open doorway leads into the dining room.

### **Middle Room**

12'10" x 11'11" approx.

Serving hatch to the kitchen. Central heating radiator. Wood-grain wall panelling. Coved ceiling. Three power points. Wood block floor. Glazed door leading back to the hall. Glazed double doors connecting to the breakfast room.

### **Breakfast Room**

10'5" x 8'3" approx.

A pleasant room with timber-framed picture and casement window overlooking the delightful garden. Curtain rail. Central heating radiator. Four power points. A half-glazed door provides access to the garden.

### **Kitchen**

17'8" x 8'1" widening to 10'2" approx.

A 1960s-style fitted kitchen with light brown-fronted units and grey Formica worktops, incorporating floor cupboards, drawers, and open shelving. Double drainer 'Millersdale' stainless steel sink unit with chrome mixer tap. Plumbing for washing machine. Wall cupboards with sliding glass doors. Yellow and terracotta tile splashbacks to the worktops. Vinyl flooring. Gas and electric cooker points. Central heating radiator. Ideal Mexico floor-standing gas central heating boiler with time clock control. Cold water tap for garden use. Fluorescent lighting. There are metal and timber-framed side windows with Venetian blinds, and a timber-framed rear window overlooking the garden. A half-glazed door with fitted roller blind leads to the driveway. Five power points. Glazed door to the hall.

### **Landing**

#### **Front Bedroom No. 1**

14'3" into bay x 12'3" approx inc. wardrobe depth

A lovely double bedroom with a south-facing bay window. Double-glazed picture windows and top casements. Curtain rail. Central heating radiator. Two wall lights. Built-in double wardrobes. Fitted wall mirror with light over. Telephone point. Two power points.

#### **Front Bedroom No .2**

7'4" x 8'2" approx.

A pleasant single bedroom. With a double-glazed uPVC tilt-and-turn casement window. Curtain rail and runners. Central heating radiator. Wall light. Two power points. Sliding door to the landing.

#### **Rear Bedroom No. 3**

12'0" x 12'11" approx.

A spacious double bedroom that is rear-facing with timber-framed

casement windows overlooking the garden. Curtain rail. Central heating radiator. White pedestal wash-hand basin with tiled splashback. Wall mirror with light over. Two power points.

### **Bathroom**

Fitted with a white suite comprising panelled bath with mixer tap shower and mains-fed over-bath chrome thermostatic shower. Shower curtain and rail. Pedestal wash basin. Fitted wall mirror. Fully tiled walls in beige ceramic tiles with decorative border. Vinyl flooring. Built-in storage cupboard. uPVC double-glazed casement window. Airing cupboard housing the insulated hot water tank and shelving above. Central heating radiator.

### **Separate WC**

With a white close-coupled toilet suite. Half-tiled walls in pink and white ceramic tiles. Timber-framed casement window. Vinyl flooring.

### **Rear Garden**

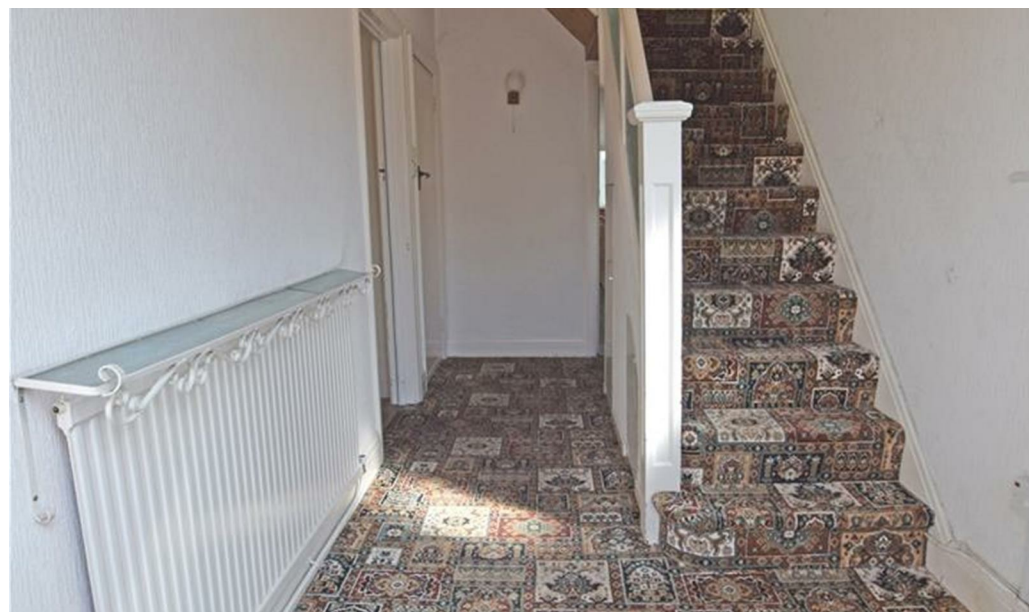
A beautiful garden that has a paved patio area leading on via steps to a large, mature garden arranged over two lawned levels. The garden is well stocked with a huge variety of flowers, shrubs, mature trees, and attractive borders.

### **Front Garden**

Paved frontage with flower and shrub border, and brick boundary walls. A side driveway offers off-road parking and accesses the garage.

### **Garage**

Brick-built garage with a slate roof and double metal doors, accessed via the side driveway. Rear window. Power supply. External security light.





GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



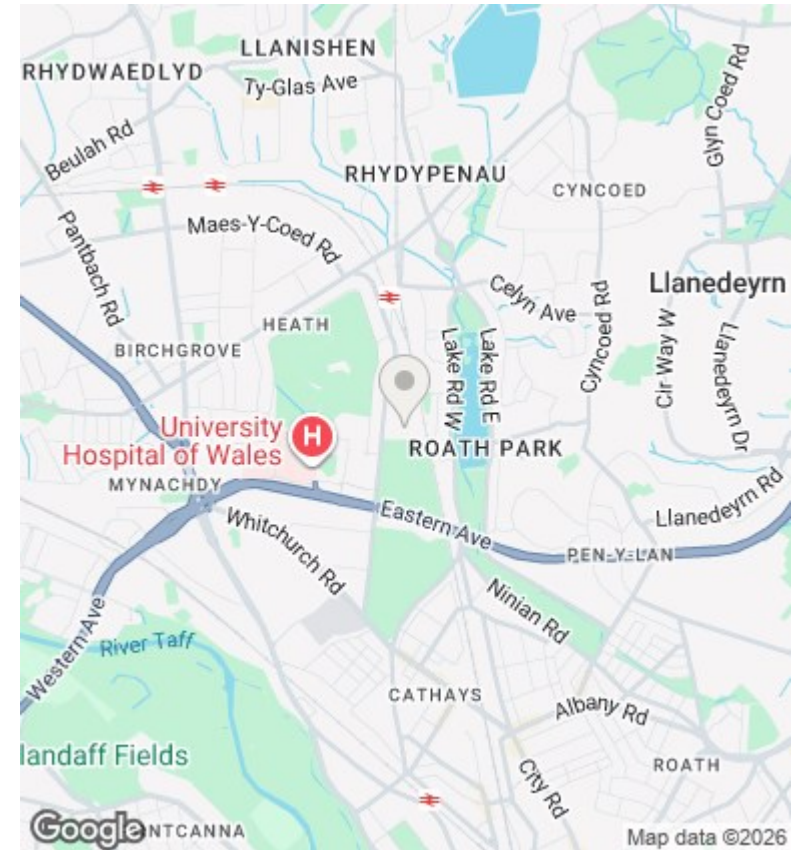
## Directions

## Viewings

Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	