



## 64 Heathfield Road, Heath/Gabalfa, Cardiff, CF14 3JY

Price Guide £375,000

- Extended and beautifully presented Freehold house .
- 2 separate reception rooms.
- Superb extended fitted kitchen/diner.
- 3 bedrooms of good size.
- 2 Bathrooms + cloakroom/wc
- Garden with sunny aspect.
- Garage.

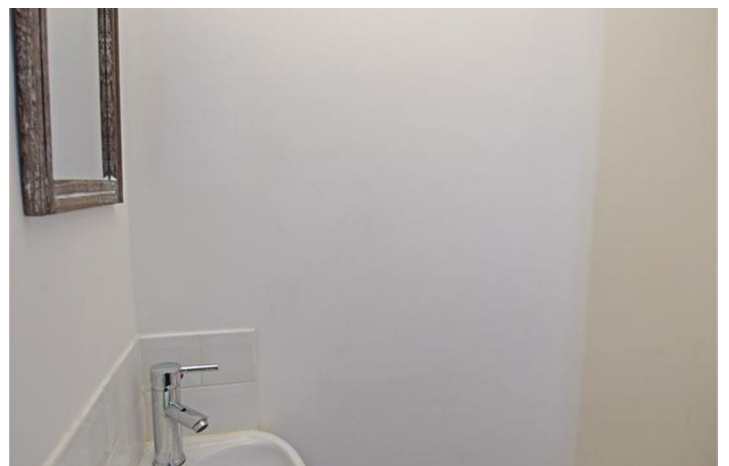
# 64 Heathfield Road, Cardiff CF14 3JY

In a sought-after residential suburb of Cardiff and within walking distance of the University Hospital of Wales at Heath is this beautifully-presented, extended and very spacious, three bedroom house of character situated in a popular cul-de-sac just off Whitchurch Road. It has gas central heating from a Baxi gas boiler that is situated in the kitchen/diner, and there are thermostat-controlled radiators virtually throughout. It also benefits from being double-glazed. Features include two separate reception rooms, a superb extended fitted kitchen/diner, a ground floor cloakroom/wc and two bath/shower rooms on the first floor. The property is a mid-terrace house with attractive restored bath stone double-bay, brick and stone-faced front elevations, and with a slate roof having a tile-hung gable fascia. There is an arched entrance porch with the attractive period ceramic wall tiles, and a walled forecourt. At the rear is a delighted garden with a sunny aspect, and a garage with access from a gated rear lane. We understand that the property is Freehold. The Council Tax Band is F and the EPC Rating is C. Natural Resources Wales deems the flood risk as very low. No onward chain.

Nearby Whitchurch Road has become a hub of great eateries offering a wide range of culinary delights, with a selection of restaurants, bistros and cafe bars. There is an excellent range of local shops and supermarkets, junior and senior schools including a popular Welsh-language primary school, sports facilities at Maindy Leisure Centre, beautiful parks that include Roath Park with its famous Lake, Heath Park, and Maitland Park, a local Library, and Post Office, all within walking distance. There is a regular bus service to and from the city centre, and it is only a short drive to the Gabalfa interchange for access on to the main trunk routes into and out of the city.



Council Tax Band: F



### **Entrance Hall**

A modern composite panelled front door with feature leaded glass panels opens into a pleasant hall. Meter cupboard. Understairs cupboard. One power point. Central heating radiator with thermostat. Stairs rise to the first floor. Mains smoke alarm.

### **Front Room**

14'9" x 10'3" max. approx.

A delightful reception room having a bay at the front with double-glazed picture and casement windows. Fitted roller blinds. Cable inlet socket and TV aerial outlet. Curtain rail and runners. Central heating radiator with thermostat. 6 power points. Built-in alcove cupboards and fitted alcove bookshelves (fitted by Sharps in 2022 with a 15 year guarantee). Oak panelled door to the hall.

### **Middle Room**

Double-glazed tilt-and-turn casement window. Fitted roller blind. Central heating radiator with thermostat. 6 power points. Oak panelled door to the hall.

### **Cloakroom**

White close-coupled toilet and a wash-hand basin set in a vanity cupboard base. Tiled splashback to the basin. Electric extractor fan. Oak panelled door to the hall.

### **Kitchen/Diner**

30'8" x 9'2" approx.

A superb and very spacious, extended kitchen/diner that has a range of dark grey Shaker-style units that comprise of floor cupboards and drawers with brushed steel handles and white marble-effect worktops. Tower pantry unit. A tower unit houses a Zanussi built-in oven and grille. 5-ring ceramic electric hob set into the worktop. Chimney-style electric cooker hood. Matching fitted wall cupboards. A wall cupboard houses the Baxi gas central heating boiler. Integrated Candy dishwasher. Candy washing machine. White one-and-a-half bowl ceramic sink top with chrome mixer tap. White ceramic tile splashbacks to the worktops. Amtico-style woodgrain-effect flooring. Spotlight ceiling fittings. Velux roof window. Mains heat/smoke detector. Feature exposed brickwork wall. Double-glazed

side casement windows with roller blinds. Double-glazed patio doors and side screens open to the rear garden. Central heating radiators with thermostats. 22 power points.

### **Landing**

A balustraded staircase rises to a split-level landing. Balustraded return. Access to the loft. Mains smoke alarm. Central heating radiator with thermostat. 2 power points.

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

14'11" x 9'2" approx. inc. wardrobe depth

A bedroom of good size. Bay at the front with double-glazed picture and tilt-and-turn casements. Curtain rail and runners. Central heating radiator with thermostat. Laminate flooring. Mains smoke alarm. 6 power points. Double-door built-in wardrobe with hanging and shelf space (fitted by Sharps in 2022 with a 15 year guarantee). Oak panelled door to the landing.

### **Middle Bedroom No. 2**

12'1" x 8'7" approx.

Double-glazed tilt-and-turn casement window. Fitted roller blind. Central heating radiator with thermostat. 6 power points. Laminate flooring. Mains smoke alarm. Coved ceiling. Oak panelled door to the landing.

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

10'4" x 9'4" approx. less a corner

Double-glazed tilt-and-turn casement window at the rear. Double-glazed side casement window. Fitted roller blind. Fitted roller blind. Central heating radiator with thermostat. Laminate flooring. Mains smoke alarm. 4 power points. A built-in cupboard houses a large hot water storage tank and the heating time clock controls. Oak panelled door to the landing.

### **Bathroom**

Having a panelled bath with over-bath Bristan electric shower. Glazed bath-side shower screen. Pedestal wash-hand basin set into a grey vanity cupboard base. Close-coupled toilet. Double-glazed tilt-and-turn casement window. Chrome heated towel rail/radiator. Grey ceramic tile floor. White ceramic tiling to the bath/shower and splash-back to the basin. Mirror-fronted cabinet. Electric extractor fan. Oak panelled door to the landing.

### Shower Room

Having a quadrant shower cubicle with sliding entry doors and glazed side screens. Chrome mains thermostatic shower with additional hand shower. Pedestal wash hand basin. Close-coupled toilet. White ceramic tiled splashbacks to the shower and basin. Grey ceramic tile floor. Double-glazed casement window. Chrome heated towel rail/radiator. Electric extractor fan. Oak panel door to the landing.

### Rear Garden

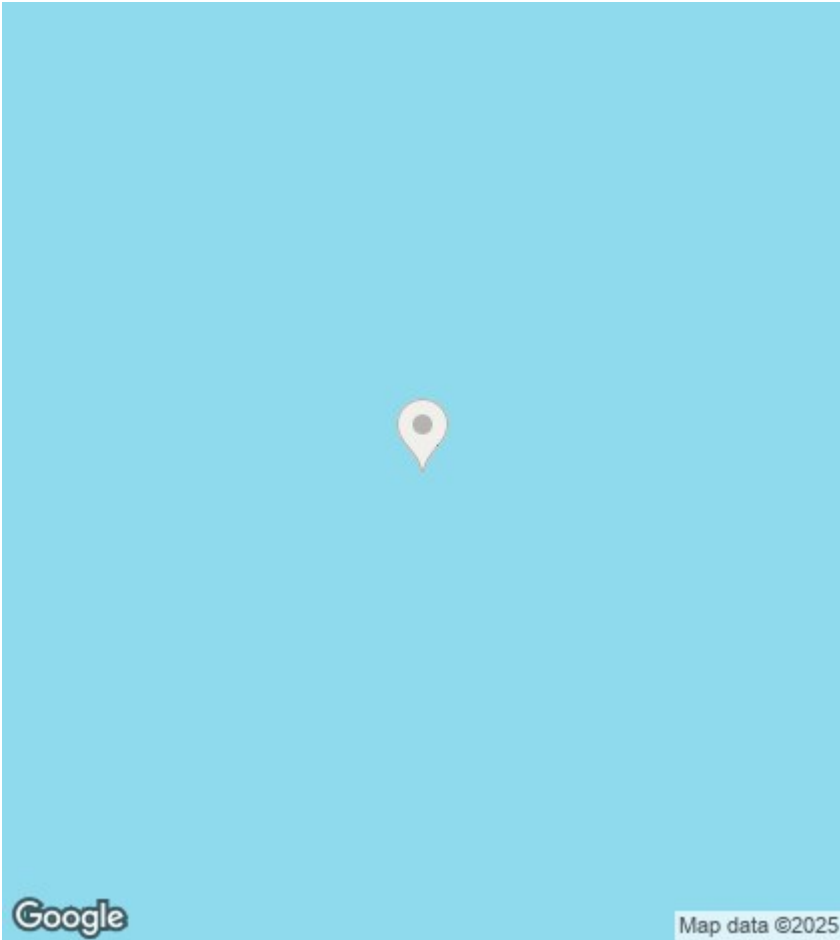
A delightful garden that has a paved and gravelled threshold and patio area. An area laid with artificial grass. Paved path access to a pedestrian gate accessing to the gated rear vehicular lane. Cold water tap for garden use. Brick boundary walls.

### Garage

A large modern block-built garage with a corrugated metal sheet roof. Electrically controlled metal roller shutter door with access to the rear lane. Power and light. Double-glazed casement window and double-glazed rear door access to the garden. Fitted shelves.







## Directions

## Viewings

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

## EPC Rating:

C

