

Barbara Rees

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BR3926/0324

FOR SALE HEATH PARK AVENUE CARDIFF ASKING PRICE £ 625,000



MAIN FEATURES
SEMI DETACHED HOUSE
IN A SOUGHT AFTER LOCATION NEAR
ROATH PARK / LAKE & HEATH PARK
ENTRANCE HALL LOUNGE SITTING ROOM
DINING ROOM FITTED KITCHEN
FOUR BEDROOMS (ONE EN SUITE)
FAMILY BATHROOM & G.F CLOAKROOM
LARGE GARDEN & DRIVEWAY
G.C.H & LEADED LIGHT D.G WINDOWS
ORIGINAL FEATURES & NO ONWARD CHAIN

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only) for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



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BR3926

HEATH PARK AVENUE HEATH CARDIFF CF14 3RF

DESCRIPTION LOCATION & DIRECTIONS; Situated in a sought after location is this traditionally built, semi detached, residential dwelling, with roughcast cement rendered elevations, finished in a pearl white exterior paint, overlain with an interlocking pitched tile roof, to provide accommodation comprising of, an entrance hall, a ground floor cloakroom, lounge, sitting room, dining room, fitted kitchen, four bedrooms (one en-suite) and a family bathroom.

Heath Park Avenue is a sought after location approximately a mile and half away from the City centre, but near to Roath Park / Lake, as well as Heath Park and its open gardens, playing fields and popular walk ways.

Everyday needs are catered for, by local shops, schools and leisure facilities and most of Cardiff's universities are within ten minutes drive, along with the Heath & Dental Hospital Complex, which is only a short walk away.

The M4 and Cardiff's main peripheral roads are all easily accessed and Heath Park train station, with frequent links to Queen Street and Cardiff central, is less than five minutes walk (along Heath Park Avenue to the North West).

See the map inlay below for local directions.

THE ACCOMMODATION; Herringborne drive with parking for four / five vehicles, side access to the rear garden, leaded light front door, leading to the hallway.

HALLWAY; Entrance hall with a circular, leaded light font window and stairway (side facing) leaded light window, staircase leading to the first floor, original fireplace, restored wood flooring, access to the lounge, sitting room and dining room, ground floor (understairs) cloakroom, comprising a wc & whb, side facing window.

LOUNGE; 15'5" x 13'8" front facing walk in bay window with it's original stained glass windows, featured in double glazed units with hardwood frames, feature fireplace with a marble hearth, moulded mantle surround and living flame gas fire, dado and picture rails, glazed panel doors between the lounge and sitting room, original restored boarded floor, moulded coved ceiling.

SITTING ROOM; 16'8" x 11'6" feature fireplace and hearth finished in a light coral style bath-stone, dado and picture rails, rear facing glazed panel French doors leading out to the garden, original restored flooring, original moulded coved ceiling.

DINING ROOM; 11'9" x 9'10" side facing window, woodblock flooring, coved ceiling, access to the kitchen.

KITCHEN; 11'6" x 11'6" fitted kitchen to include a range of base and wall units with brushed aluminium trim and bespoke granite worktops, single drainer, built in double oven and grill, ceramic hob and chimney style extractor fan cooker hood, built under fridge and freezer, enclosed glass brick utility area housing the washing machine and central heating boiler, tiled floor, tongue and groove panelled ceiling, rear facing glazed panel door leading out to the garden.

FIRST FLOOR; Return staircase with the original spindles and balustrade, access to each bedroom, the bathroom and loft.

MASTER BEDROOM; 15'2" x 12'2" front facing walk in bay window, stained glass leaded light dg window, fitted wardrobes, en-suite shower room (8' x 3'10") comprising a double width glazed door shower enclosure with mixer tap shower, close coupled wc and vanity unit wash hand basin, tiled walls to the shower enclosure and vanity unit worktops.

BEDROOM TWO; 10' 1" x 9'8" front facing stained glass dg leaded light window, original fireplace, textured ceiling.

BEDROOM THREE; 14' x 11'5" L shaped double room with fitted wardrobes and a rear facing balcony door and windows, external balcony overlooking the garden, papered ceiling.

BEDROOM FOUR; 11'6" x 11'4" double bedroom with a rear facing window, original fireplace, picture rail, papered ceiling.

BATHROOM; Large family bathroom (11'7" x 8'2") comprising a four piece suite to include a bath, separate shower enclosure with a mixer tap power shower, a close coupled wc and pedestal wash hand basin, ceramic tiled walls to the shower enclosure and splash back areas, to side facing windows, linen cupboard, papered ceiling.

EXTERIOR; Enclosed, mature garden with patio and lawned areas, two garden sheds, side exit leading out to the driveway.

ENERGY RATING; Current = C / 69. Potential = C / 80.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisers prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. The property has a gas fired central heating system with a modern Baxi combination boiler and radiators throughout, there are several power points, TV and satellite points, plus a cctv system. The fenestration comprises a combination of hardwood, double glazed units with their original leaded light stained glass inserts and upvc double glazed units. There is no onward chain, hence full and immediate vacant possession is available.

ASKING PRICE; £ 625,000.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Cardiff office or Joint Agent MGY at Birchgrove Cardiff.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial advisor.



