



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Allensbank Road,
,
Heath.
CF14 3QY.

Guide Price: £295,000



- Three bedroom mid terrace family home in the Heath.
- Two reception rooms once opening on to rear garden.
- Two double bedrooms plus generous single.
- Traditional features throughout.
- Great local transport links.
- Walking distance to the University Hospital of Wales.
- Off road driveway parking to the rear.
- MUST BE VIEWED.



Ref: PRA53374

Viewing Instructions: Strictly By Appointment Only

General Description

Three bedroom mid terrace family home in the sought after location of the Heath Edwards & Co are delighted to offer for sale this property that boast generous living accommodation- including a bright front reception room and separate dining room/second reception room to rear of property, good size kitchen and access to rear garden, two double bedrooms and good size single and family bathroom on the first floor. The property also offers a enclosed and well maintained front and rear garden. Space for off road parking to the rear this property MUST BE VIEWED.

Accommodation



Front & Entrance



Entrance Hallway

PVC door and PVC window to front aspect with obscure glass, original tiled flooring, doors to all rooms, single light pendant, radiator.



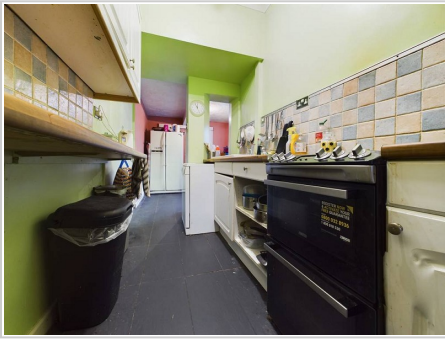
Principal Reception Room

PVC bay window to front aspect, wood effect flooring, single light pendant, radiator, gas fire, alcoves to chimney breast.



Dining Area

PVC sliding door to rear garden, wood effect flooring, single light pendant, radiator.

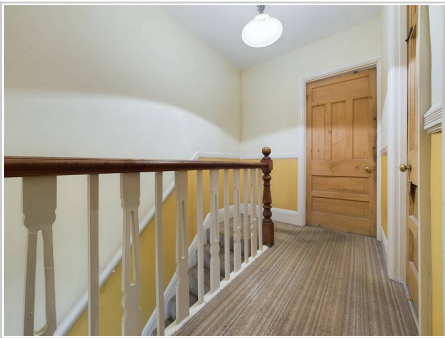


Kitchen

PVC window to side aspect, a range of base and wall mounted cabinets with contrasting square edge countertops, single light pendant, radiator, space for white goods, tiled flooring.



Kitchen Second Angle



First Floor Landing

Single light pendant, carpet, doors to all rooms.



Bedroom 1

PVC window to front aspect, single light pendant, wood effect flooring, radiator, built in wardrobes.



Bedroom 2

PVC window to rear aspect, single light pendant, radiator, wood effect flooring, built in wardrobe.

Bedroom 3

PVC window to front aspect, single light pendant, carpet, radiator, loft access.



Bathroom

PVC window with obscure glass to rear aspect, tiled flooring, single light pendant, bath unit with overhead shower, wash hand basin, WC with inset flush.



Rear Garden

Paved patio area, lawn area, brick wall boundary.



Rear Garden 1



Patio Sitting Area

Services

Mains electricity, mains water, mains gas, mains drainage

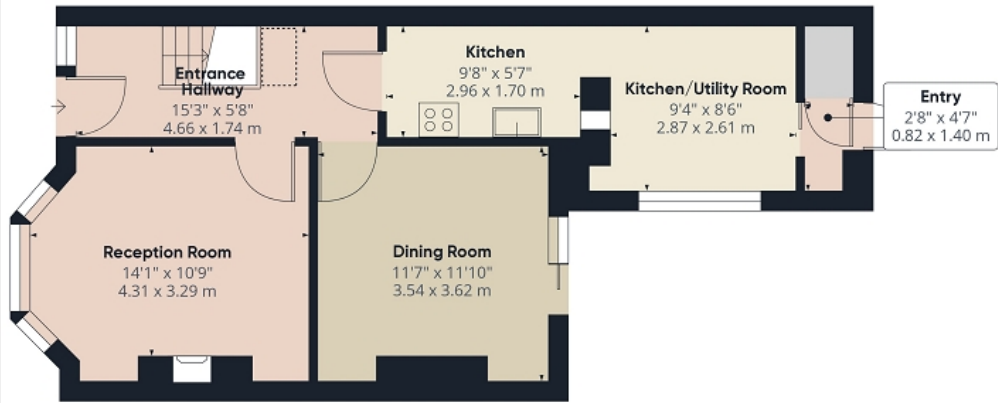
EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



Ground Floor

Approximate total area⁽¹⁾
540.39 ft²
50.2 m²

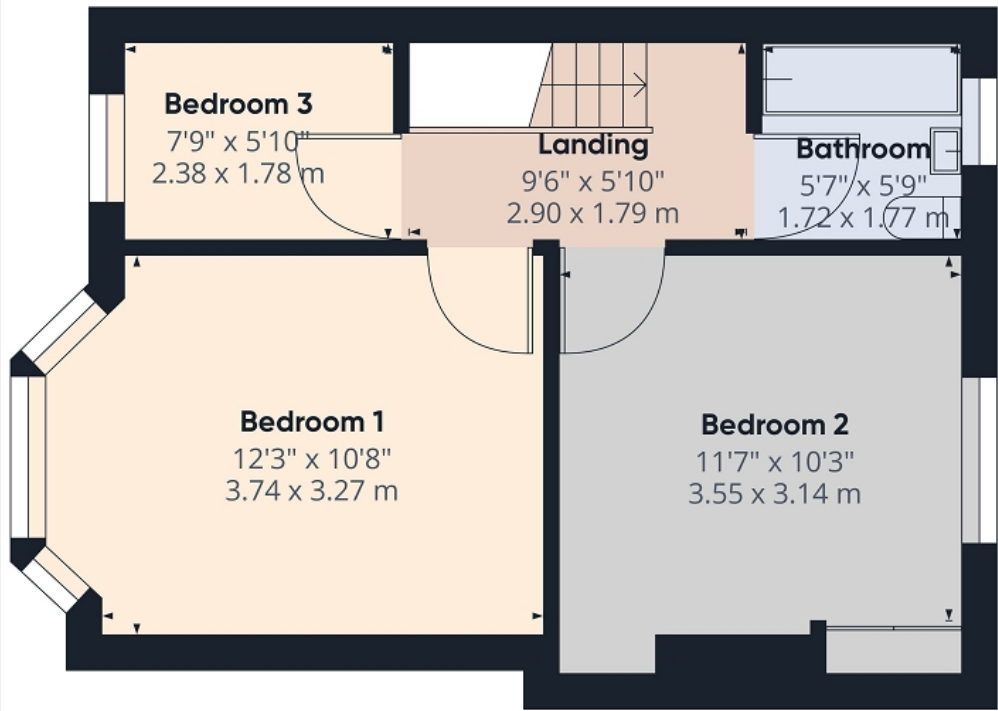
Reduced headroom
5.19 ft²
0.48 m²

(1) Excluding balconies and terraces

⌚ Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFTE360



Floor 1

Approximate total area⁽¹⁾
404.23 ft²
37.55 m²

(1) Excluding balconies and terraces

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.