



St. Malo Road
Heath
Cardiff
CF14

£300,000



- Spacious and much loved 3 bedroom semi detached property
- Excellent sized plot with generous garden
- Driveway parking with detached garage
- Highly sought after residential area
- Potential to modernise and extend STPP
- 2 large reception rooms + conservatory
- Conveniently located to all local amenities in the Heath
- Transport links into City Centre and beyond
- First floor shower room + ground floor WC
- CALL TO VIEW TODAY - NOT TO BE MISSED

Ref: PRA53804

Viewing Instructions: Strictly By Appointment Only

General Description

***CALL US TO VIEW TODAY -** A traditional and much loved 3 bedroom family sized semi detached property located in the heart of the Heath, Cardiff* Edwards and Co are delighted to offer for sale this renovation opportunity in the sought after Saints area. The property is convenient to to all local amenities being a short distance from Heath Park, Roath Park and the University Hospital of Wales. The property benefits from off-road parking, a garage and sits on a generously proportioned corner plot. **IMMEDIATE VIEWING'S AVAILABLE - NOT TO BE MISSED!**

Front & Entrance

Entrance to property with front garden extending to side of property and to fore.



Front Garden

As described.



Front Garden 2

Front garden extending to side.



Entrance Hall

Entrance hall with doors leading to reception rooms and kitchen. Stairs leading to first floor accommodation. Porch area entered from front door of property.

Reception Hallway

As described.



Front Reception Room

Spacious front reception room with large window to fore.



Rear Reception Room

Another spacious reception room to the rear. Patio door leading to rear conservatory and separate door leading to kitchen.



Conservatory

Conservatory approached from rear reception room.



Kitchen

Kitchen with door leading to rear utility room and downstairs WC. Window to side.



Utility Room

Utility room with plumbing for washing machine, wash hand basin and windows to side.



WC

A useful downstairs WC with window to rear.

Rear hallway

Rear hallway entered from the kitchen. Access to Utility Room, Downstairs WC and door to rear garden area.



Landing

First Floor landing with stained window to side. Doors leading to accommodation, WC and Shower Room.



Bedroom 1

A spacious double bedroom with window to fore.



Bedroom 2

The second bedroom is also a large double bedroom with a window to the rear.



Bedroom 3

A single bedroom with window to fore.



Shower Room

Shower Room with wash hand basin and window to side.



WC 2

An upstairs WC with window to rear.



Rear Garden

A rear garden with access to garage. The garden can be accessed through the rear entrance of the property.



Garage & Driveway

The property benefits from off road parking and a detached garage to the rear of the property.

Agents Opinion

Located in the sought after Saints area in Heath this is a real opportunity for a traditional 3 bed semi detached house. Although needing a renovation the property has large potential set on a large corner plot with the option to extend, subject to the necessary permissions and regulations. The property is not one to miss at an attractive guide price!

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

EPC Rating:26

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

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. 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.