Edwards & Co
property sales & lettings

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Heol Dewi Sant
Heath
Cardiff
CF14

Guide Price £350,000 to £360,000











- End of terrace 3 bedroom family home
- Spacious principal reception room + ground floor living room
- Modern kitchen/dining room + convenient utility room
- 2 sizeable double bedrooms with en-suite
- Well proportioned 3/4 bedroom on ground floor
- Ground floor shower room
- Block paved driveway with space for multiple vehicles
- Conveniently located to all local amenities in Heath
- Ideal for first time buyers
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53939

Viewing Instructions: Strictly By Appointment Only

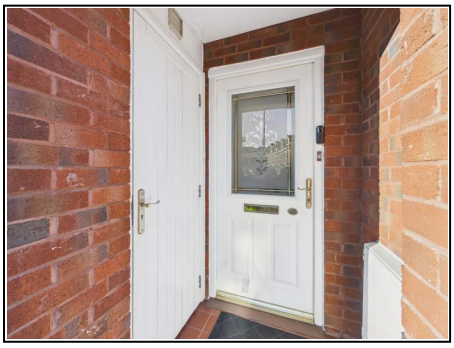
General Description

Guide Price £350,000 to £360,000 Well presented and spacious 3 bedroom end of terrace property in the heart of the Heath* Edwards & Co are delighted to offer for sale this family home in close proximity to all the wonderful amenities the Heath has to offer. The property offers ample living space with 2 reception rooms, modernised kitchen and bathrooms and the ability to move in straight away. There is also the benefit of off-road parking for multiple vehicles and a convenient utility room. In close proximity is the A470 leading to the city centre and M4, Heath Hospital, ample further travel links and further amenities to include a first class Welsh and English catchment for primary secondary schools.. This truly a great property and must be viewed to be fully appreciated.



Driveway & Front Entrance

Block paved driveway for multiple vehicles leading to property. Side access to rear garden.



Entrance To Property

Well maintained front door with obscured window leading to entrance hallway. Useful storage to side and outside light.



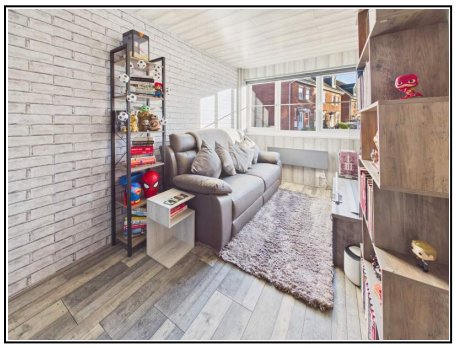
Entrance Hallway

Bright entrance hallway with storage cupboard, airing cupboard and doors to utility room, bedroom and living room. Carpeted stairs to first floor, laminate wooden flooring.



Entrance hallway second angle

As depicted.



Living Room

This useful living room has been converted from a integral garage. Large window to front aspect. May be utilised as a secondary reception room, further bedroom or home office. Laminate wooden flooring.



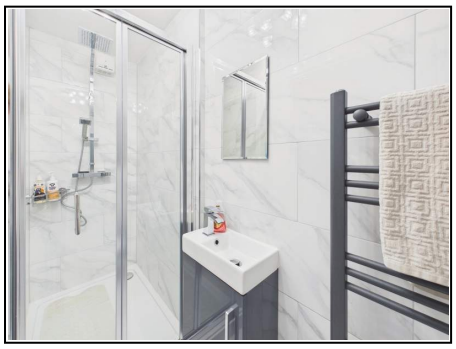
Living Room Second Angle

As depicted with under stairs storage.



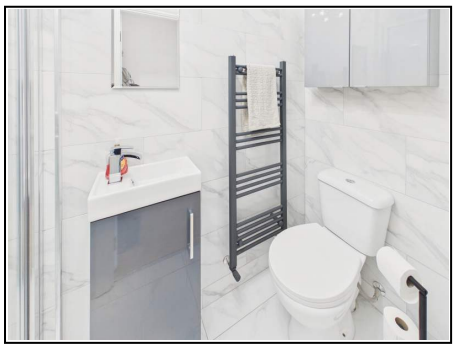
Bedroom 3

Bedroom 3 provides for a good sized 3/4 bedroom with fitted wardrobes, carpeted flooring and a window to the rear aspect.



Shower Room

Modern shower room comprising of a w/c, wash hand basin with mixer tap set in a vanity unit, shower cubicle with rainfall shower head, heated towel rail. Fully tiled with eye level storage unit.



Shower Room 2

As depicted.



Utility Room

Convenient and well presented utility room with base and eye level units, worktops with splashbacks, one and a half bowl sink drainer unit with mixer tap. Tiled flooring, plumbing for washer and dryer. Door with obscured window to rear garden.



First Floor Landing

Carpeted first flooring landing with doors to the principal reception room and kitchen/dining room. Carpeted stairs to second floor accommodation.



Principal Reception Room

Well proportioned principal reception room with stylish media wall, laminate parquet style flooring. Large windows to front aspect with Juliet balconies.



Principal Reception Room Second Angle

As depicted.



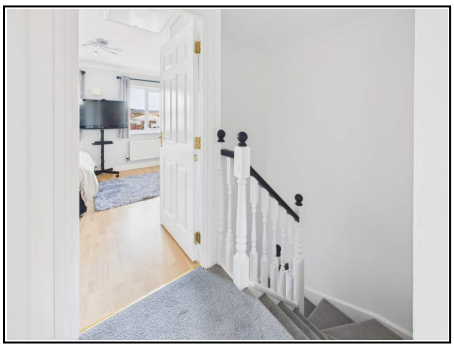
Kitchen/Dining Room

Fully fitted attractive kitchen with base and eye level units and great worktop space. One and a half bowl sink drainer unit with mixer tap and splashbacks. Slimline wine cooler, oven with gas hob and extractor fan. Tiled flooring and windows to rear aspect.



Dining Area

Ample space for dining furniture and additional storage options.



Second Floor Landing

Carpeted flooring, doors to bedrooms.



Bedroom 1 with En Suite Bathroom

Bedroom 1 provides for a sizeable double bedroom a En-suite bathroom. There are two sets of fitted wardrobes, wood effect laminate flooring and large windows to the front aspect.



En Suite Bathroom to Bedroom 1

Modern 3 piece En-suite with w/c, wash hand basin with mixer tap set in vanity unit and a bath with rainfall shower head over and glass screen. Fully tiled and heated towel rail.



Bedroom 2 with En Suite Shower Room

Bedroom 2 provides for another spacious double bedroom with a En-suite shower room. Additionally there are fitted wardrobes.



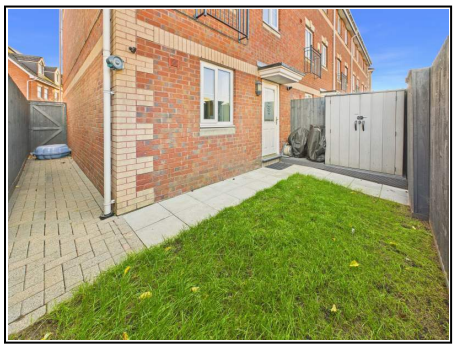
Bedroom 2 Second Angle

As depicted.



En Suite Shower Room to Bedroom 2

Stylish en-suite shower room with w/c, shower cubicle with rainfall shower head, wash hand basin set in a vanity unit and heated towel rail. Fully tiled.



Rear Garden

Well maintained and manageable rear garden with clearly defined fenced boundaries and side access to front.



Rear Garden Second Angle

As depicted.

Agents Opinion

This end of terrace is a great opportunity for first time buyer's or downsizers to obtain a modern property well-presented throughout. The property offers spacious accommodation with a large reception room and ground floor living room alongside 3 bedrooms. Additionally, the property is ideally located to travel links and further local amenities such as schools, shops and the hospital. Early viewings are advised.

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

Mains Electric, Mains Gas, Mains Drainage, Mains Water

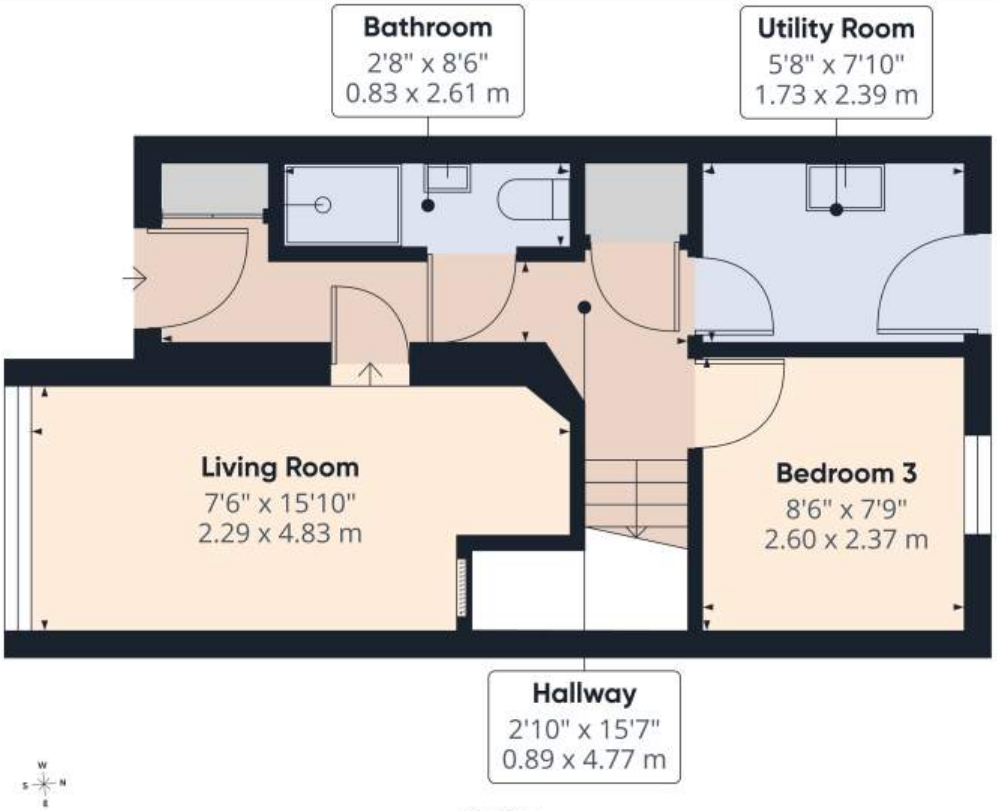
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor

Approximate total area(1)

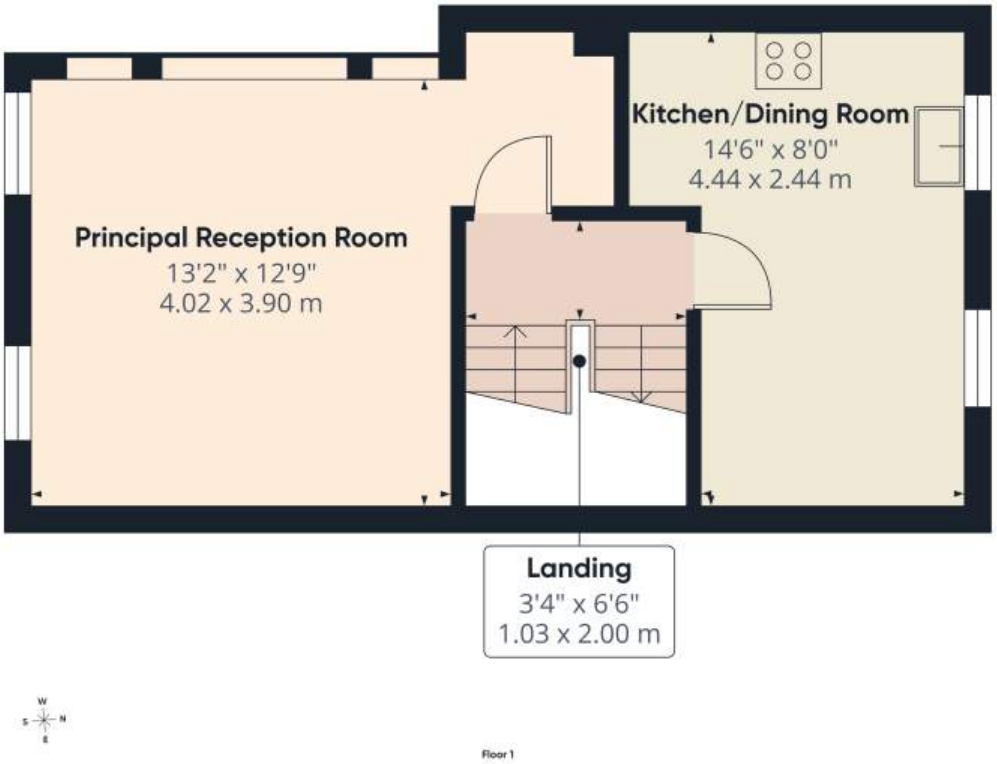
349 ft²

32.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

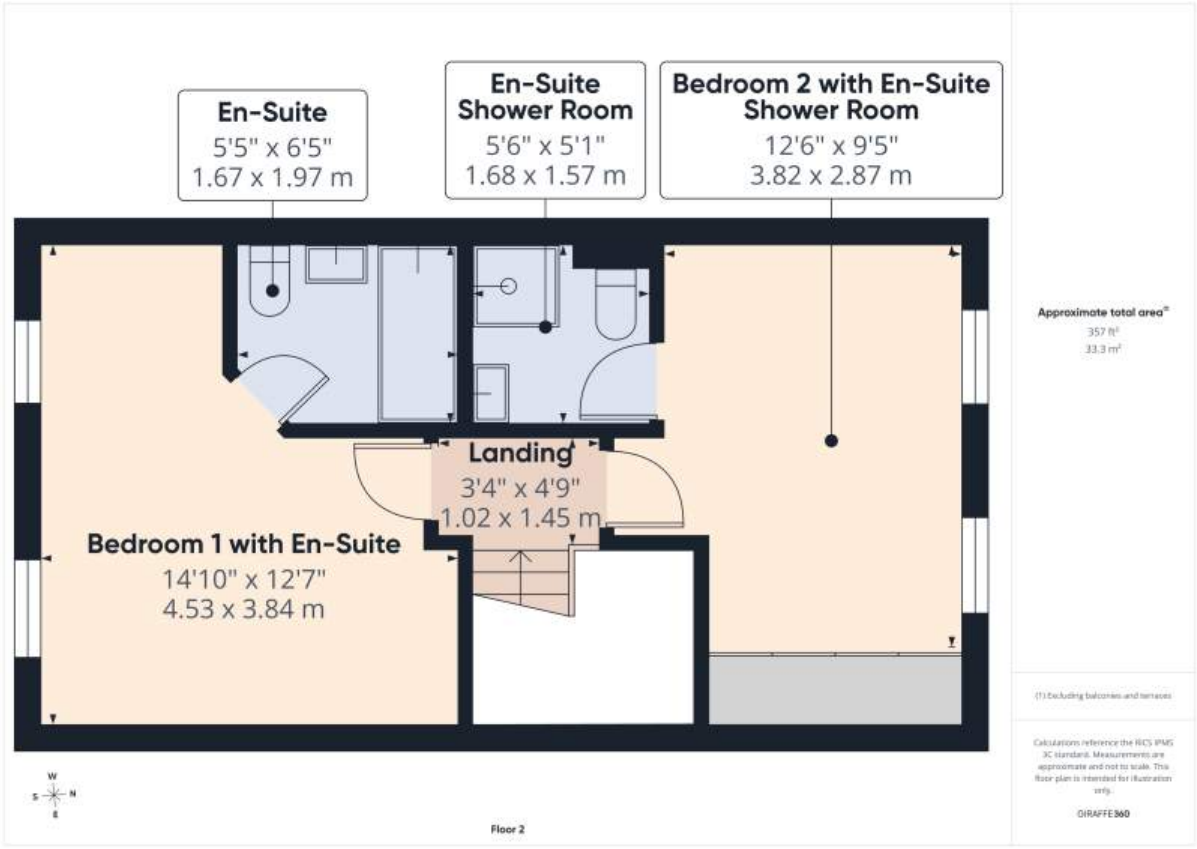
347 ft²

32.2 m²

(1) Excluding balconies and terraces

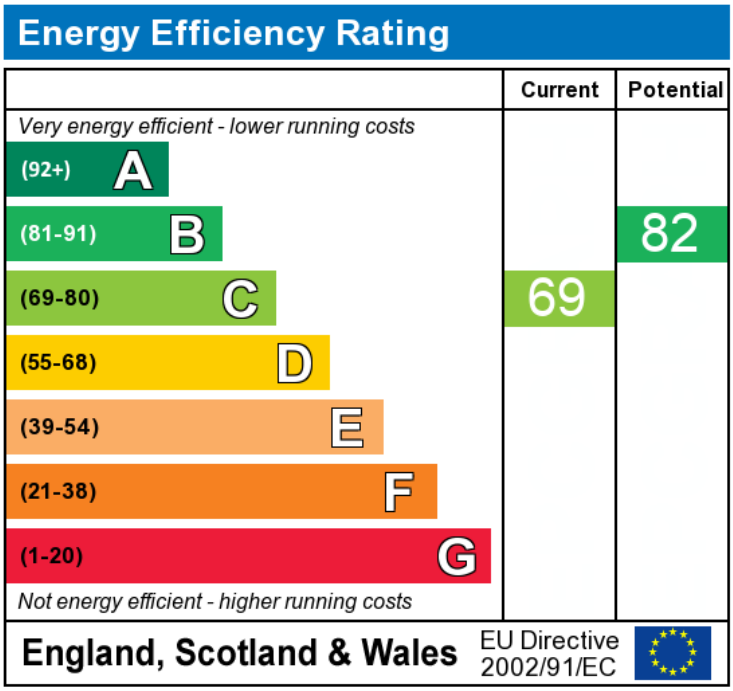
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. 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.



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.