



## Heath Park Drive, Heath, Cardiff CF14 3QH

£385,000

Well-presented 3-bed semi in sought-after area with 3 receptions, driveway, double glazing, tiered private garden, and no onward chain. Ideal for families and professionals.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

## Description

This well-presented three bedroom semi detached house is offered to market with no onward chain and is located in a highly sought after area, ideal for families and professionals alike. The property benefits from a spacious and versatile layout, including three reception rooms that provide ample space for both relaxation and entertaining. All three bedrooms are bright and generously sized, offering flexible accommodation that can be adapted to suit a variety of needs. Additional features include double glazing, gas central heating, and a welcoming entrance hallway. The property also boasts a private driveway with parking space for one car, a valuable asset in this popular neighbourhood.

The outside space has been thoughtfully designed to maximise enjoyment and useability. To the side of the property, a paved area with attractive greenery offers a pleasant spot for morning coffee or outdoor dining. The enclosed, tiered rear garden is a true highlight, featuring a patio area perfect for alfresco entertaining with steps that lead up to a raised lawn. The garden enjoys a good degree of privacy, making it a tranquil retreat from the bustle of daily life. Whether you are looking for a space to relax with family or to host summer gatherings with friends, the outdoor areas of this property offer something for everyone. Early viewing is highly recommended to fully appreciate the combination of indoor comfort and outdoor appeal that this charming home provides.

## Hallway

Enter via double glazed uPVC door into hallway. Coved ceilings. Tiled floor. Door to utility cupboard. Archway to: Door to downstairs bathroom. Door to reception room.

## Living room

18' 10" x 13' 1" (5.74m x 4.00m)  
Decorative feature fireplace with inset gas fire. Double glazed window to front. Two radiators. Coved ceilings. Door to kitchen and opening to dining room. Stairs to first floor.

## Kitchen

11' 0" x 8' 7" (3.35m x 2.61m)  
Range of base and wall mounted units with stainless steel sink. Oven with extractor over, space for separate fridge and freezer. Space for slimline dishwasher. Window to rear garden. Coved ceilings.

## Dining Room

10' 10" x 9' 9" (3.30m x 2.98m)  
Opening with sliding doors to lounge. Double glazed uPVC French doors to garden. Radiator. Coved ceilings.

## Storage cupboard

5' 10" x 3' 7" (1.77m x 1.09m)  
Storage cupboard. Small sink with separate hot and cold tap. Space for large fridge freezer. Radiator. Velux window.

## Downstairs bathroom / shower room

5' 1" x 6' 4" (1.55m x 1.92m)  
Walk in shower room with electric shower. W.c. Wall hung wash hand basin with mixer tap. Tiled walls. Extractor fan. Plumbing for washing machine.

## Reception room

10' 6" x 9' 5" (3.21m x 2.87m)  
Double glazed uPVC window to front and side. Loft hatch. Radiator. Coved ceilings. Laminate flooring.

## First floor stairs and landing

Airing cupboard with water tank. Coved ceilings. Loft hatch.

## Bathroom

7' 5" x 7' 5" (2.27m x 2.25m)  
Obscured double glazed window to rear. Three piece suite comprising of bath with shower over, pedestal wash hand basin with mixer tap and w.c. Part tiled walls. Large mirror. Coved ceilings. Radiator.

## Master Bedroom

13' 1" x 9' 3" (3.98m x 2.83m)  
Window to front. Fitted wardrobes. Radiator. Coved ceilings. Opening to bedroom two with sliding doors.

## Bedroom two

9' 6" x 7' 3" (2.89m x 2.22m)  
(2.22m max) Double glazed uPVC window to front. Fitted wardrobes. Opening with sliding doors to main bedroom. Radiator. Coved ceilings.

## Bedroom three

11' 2" x 11' 0" (3.40m x 3.36m)  
Window to rear garden. Fitted wardrobes. Radiator. Coved ceilings.

**Front Garden** East Facing. Paved area with greenery to side of property.

**Rear Garden** East Facing. Paved area with greenery to side of property.







**BIRCHGROVE 029 2052 9026**

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