



# 6 Heol Dewi Sant

Cardiff, CF14 4NN

Asking Price £335,000

HARRIS & BIRT



Situated in this popular development of Heol Dewi Sant, is this three double bedroom, end of link townhouse which presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. Presenting a conventional and preferred layout with the kitchen and living space on the ground floor and the bedrooms and bathrooms on the upper floors, this spacious abode is perfect for entertaining guests or enjoying quiet evenings in.

Situated in this residential neighbourhood of Heath, residents will benefit from easy access to local amenities, schools, and parks, making it a desirable location for families. The property is well-connected to public transport, providing straightforward access to Cardiff city centre and beyond.

The property has been recently re decorated throughout and comprises of a kitchen, wc and living / dining room with French doors to a southerly facing rear garden. To the first floor there are two double bedrooms and a family bathroom, and the second floor boasts a master suite with a shower room and walk in wardrobe.

Outside is an enclosed rear garden, garage and driveway parking.

Offered for sale with no onward chain.



## Accommodation

### Ground Floor

#### Entrance Hallway 15'1x6'1 (4.60mx1.85m)

Entered via composite double glazed front door, wood effect vinyl floor, skirting boards, newly fitted carpet to the stairs to the first floor landing, storage cupboard. Doors leading to:

#### Kitchen 12'1x6'3 (3.68mx1.91m)

Continuation of wood effect vinyl flooring, skirting boards, wall and base units, roll top worksurface, four ring gas burning hob, fan assisted electric oven, space fridge/freezer, space for washing machine, space for dishwasher, UPVC double glazed window to the front aspect.

#### WC 6'1x2'7 (1.85mx0.79m)

Wood effect floor, skirting boards, low level wc, vanity wash hand basin, UPVC obscure double glazed window to the front aspect.

#### Living / Dining Room 12'8x11'4 9'4x6'6 (3.86mx3.45m 2.84mx1.98m)

A continuation of wood effect vinyl flooring, skirting boards, coving, understairs storage cupboard, UPVC double glazed French doors and side windows to the rear garden.

### First Floor

#### Landing 9'9x6'3 (2.97mx1.91m)

Newly fitted carpet, skirting boards. Doors leading to:

#### Bedroom Two 12'11x10'3 (3.94mx3.12m)

With newly fitted carpets, skirting boards, two UPVC double glazed windows to the front aspect.

#### Bedroom One 12'11x10'5 (3.94mx3.18m)

Newly fitted carpet, skirting boards, door to walk in storage cupboard, access hatch to loft space, UPVC double glazed window to the front aspect.

#### Bathroom 6'6x6'4 (1.98mx1.93m)

Wood effect floor, skirting boards, partial tiled walls, panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level wc.

### Second Floor

#### Landing

Newly fitted carpet, skirting boards. Doors leading to:

#### Bedroom Three 13'1x13'10 (3.99mx4.22m)

With newly fitted carpets, skirting boards, UPVC double glazed window to the rear aspect.

#### Walk In Cupboard 9'10x4'0 (3.00mx1.22m)

Newly fitted carpet, skirting boards and door to airing cupboard.

#### Shower Room 8'9x6'4 (2.67mx1.93m)

Wood effect vinyl floor, skirting boards, vanity wash hand basin, low level wc, shower cubical with shower attachment. wooden framed double glazed skylight window to the rear aspect.

### Outside

Front garden is mainly laid to lawn with side boarders, garage with an up and over door and parking space to the right of the property.

Rear garden has a patio and lawn area. Pedestrian gate to the side.

### Services

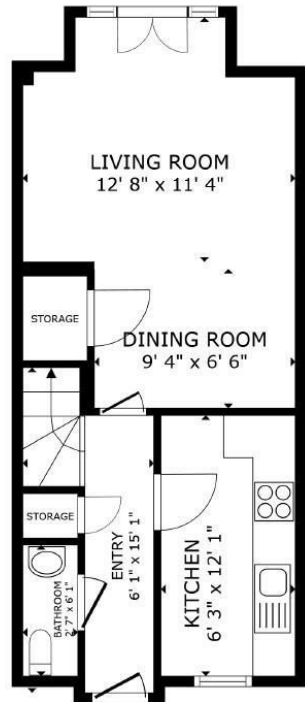
Mains Water, Mains Drainage, Mains Electric, Mains Gas

### Directions

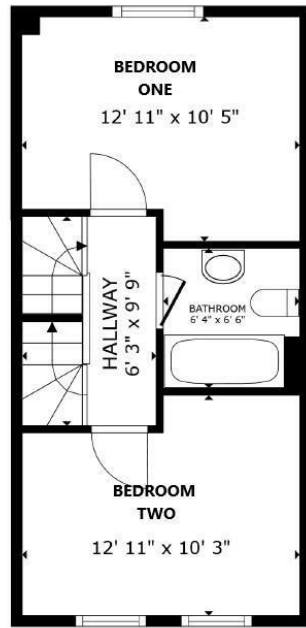
From our office turn right onto Maes-Y-Coed Road, turn right onto Armoury Drive, turn left onto Heol Dewi Sant, turn right to stay on Heol Dewi Sant and the property is on the right.



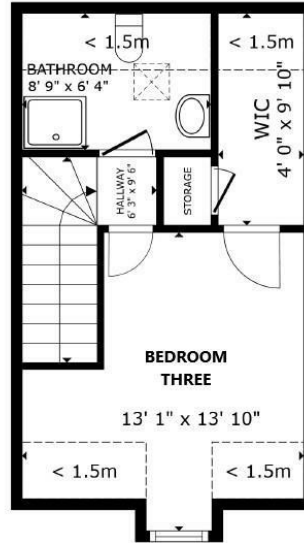




FLOOR 1



FLOOR 2



FLOOR 3

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GROSS INTERNAL AREA  
 FLOOR 1 374 sq.ft. FLOOR 2 358 sq.ft. FLOOR 3 239 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 60 sq.ft.  
 TOTAL : 971 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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