

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HIGHFIELD ROAD  
HEATH





#### DRIVEWAY

#### PORCH

#### ENTRANCE HALL

#### LOUNGE

3.96m x 4.09m (13'52" x 13'5")

#### DINING ROOM

4.47m x 4.11m (14'8" x 13'6")

#### SHOWER ROOM

#### KITCHEN AREA

3.56m x 4.19m (11'8" x 13'9")

#### OPEN PLAN DINING AREA

6.45m x 2.90m (21'2" x 9'6")

#### LANDING

#### BEDROOM 1

4.45m x 4.11m (14'7" x 13'6")

#### BEDROOM 2

3.58m x 4.75m (11'9" x 15'7")

#### BEDROOM 3

3.78m x 4.09m (12'5" x 13'5")

#### BEDROOM 4

2.49m x 2.82m (8'2" x 9'3")

#### BATHROOM

#### 1ST FLOOR LANDING

#### BEDROOM 5

3.35m x 2.57m (11'0" x 8'5")

#### BEDROOM 6

2.57m x 4.90m (8'5" x 16'1")

#### GARDEN

#### GARAGE

#### COUNCIL TAX

Band - E

#### TENURE

We have been informed the property is freehold, but this is to be confirmed by your solicitor

#### SCHOOL CATCHMENT

Ton-Yr-Ywen Primary School (year 2024-25)

Llanishen High School (year 2024-25)

Ysgol Mynydd Bychan (year 2024-25)

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Approximately 2,5 miles from Kings Monkton, Howells & The Cathedral private schools.

This is subject to change and availability










## HIGHFIELD ROAD

HEATH, CF14 3RE - £699,950

 6 Bedroom(s)  2 Bathroom(s)  2055.00 sq ft

**\*\* OFFERS OVER £699,950 \*\***

Rare to the market we have this DETACHED, SIX bedroom period house for sale.

Offering a host of original features and charm including stained glass windows and doors.

Spread over three floors, and over 2000 ft<sup>2</sup> of accommodation offering versatile space and potential - ideal for those working from home looking for generous sized bedrooms along with the option of home offices and or playrooms.

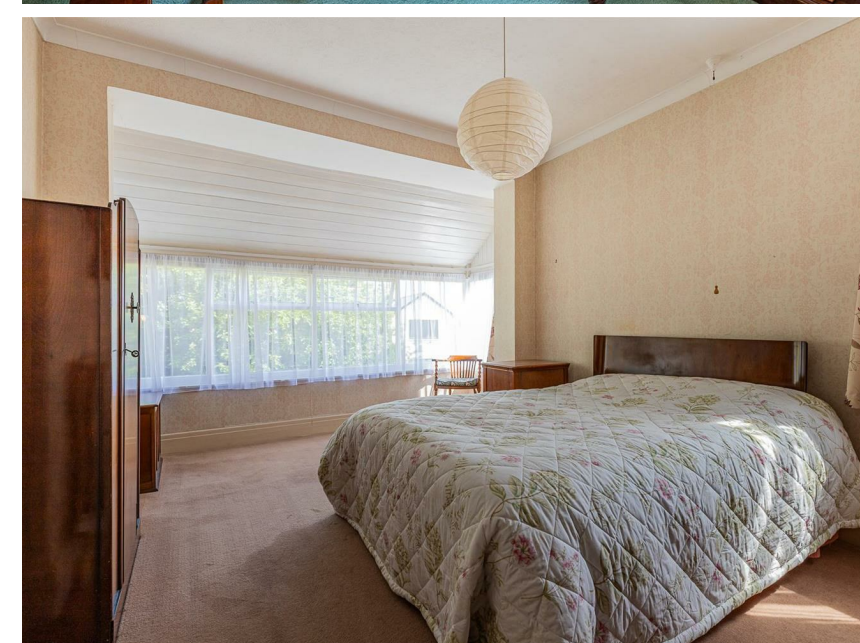
Briefly comprising : a large feature entrance hall, front lounge, dining room, shower room, open plan kitchen living space to the ground floor.

Upstairs there are six bedrooms and family bathroom. There are pretty front and rear gardens, with space to extend further.

The property further benefits from NO CHAIN, and an integral garage.

### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC