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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Nantyl Wedal*

HEATH



A real stunner of a house with loads of space for the family. I really like the garden and the views from the back

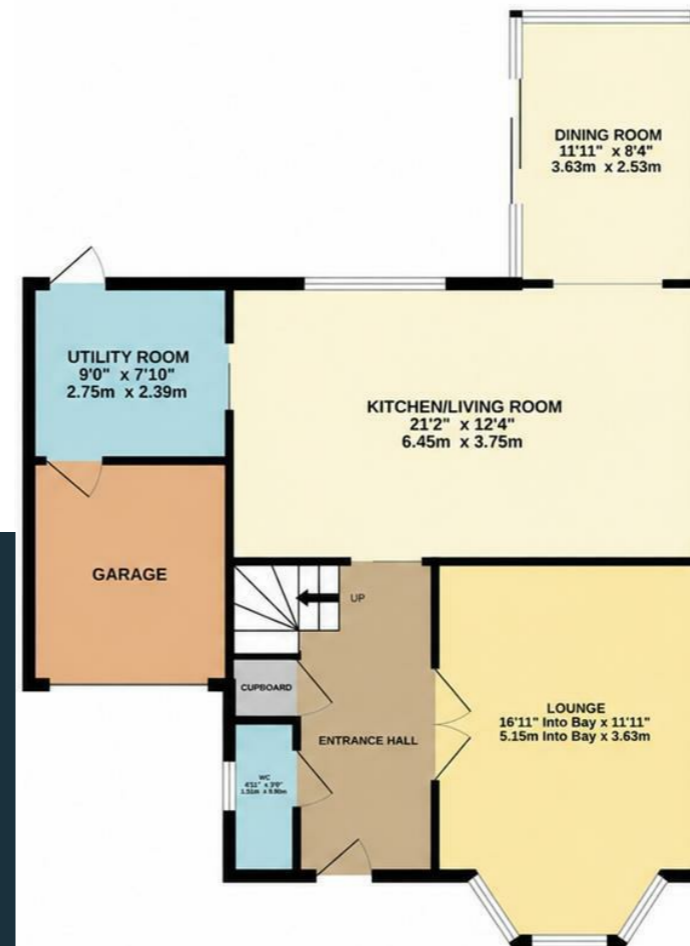
Comments by Mr Ramzy Bancroft



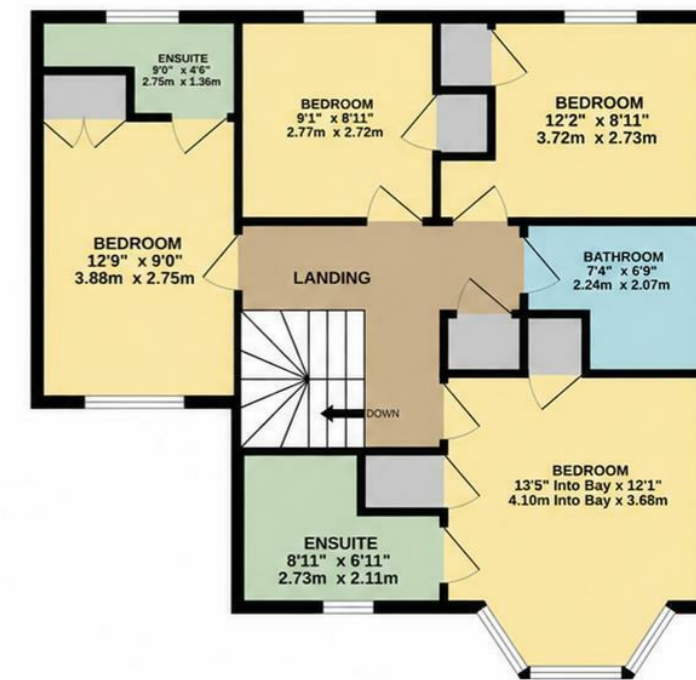
**Property Specialist**  
**Mr Ramzy Bancroft**  
 Branch manager

Ramzy@jeffreycross.co.uk

GROUND FLOOR  
 833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
 729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Comments by the Homeowner





# Nant Y Wedal

Heath, Cardiff, CF14 3QU

Offers Over

£600,000



4 Bedroom(s)



3 Bathroom(s)



1563.00 sq ft



Contact our  
**Penylan Branch**

02920 499680



\* OFFERS OVER £600,000 \* Nestled in the quiet cul-de-sac of Nant Y Wedal in Heath, this impressive semi-detached house offers a perfect blend of space and comfort for modern family living. Spanning an expansive 1,563 square feet, Cosy lounge, entrance hall with WC, and The heart of the home featuring a stunning newly fitted kitchen diner with central island, with extended living space & utility room. Upstairs there is a spacious landing, bathroom, four well-proportioned bedrooms, including two with the convenience of ensuite shower rooms, ensuring privacy and ease for family members or guests. Outside, the property is complemented by a lovely garden that not only offers a peaceful retreat but also presents delightful views, perfect for enjoying sunny afternoons or hosting gatherings. Additionally benefiting from Off road parking for two vehicles, side access, a converted garage allowing more internal space and great storage from the front.

This home is situated in a desirable location, close to a choice of shops and parks such as Roath Park & Heath Park, as well as local schools & excellent transport links, making it an ideal choice for families.



Front drive	Bedroom 4
Shed	Ensuite
	Bathroom
Hall & WC	Garden
Lounge	Tenure
Kitchen living space	Freehold, but this is to be confirmed by your solicitor
Dining Area	Council tax
Utility room	Band -
Landing	School catchment
Bedroom 1	Fairoak Primary School (from September 2025) Ysgol Mynydd Bychan (school relocated September 202
Bedroom 2	Cathays High School Ysgol Gyfun Gymraeg Glantaf
Ensuite	*This is subject to change & availability
Bedroom 3	





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

