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CARDIFF

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*Inglefield Avenue*

HEATH



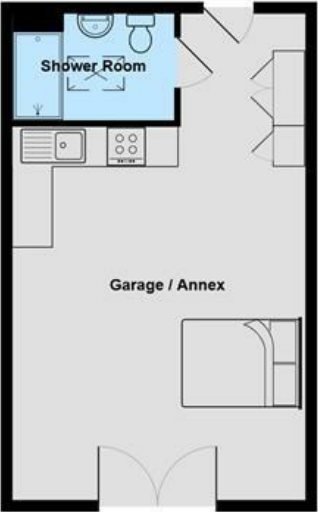
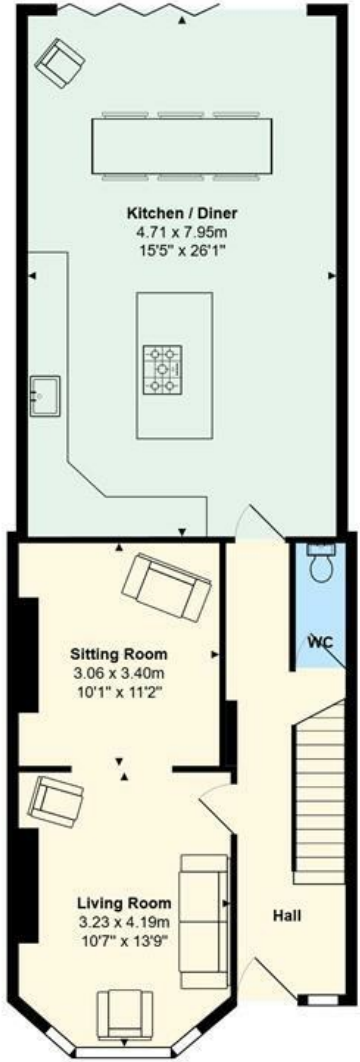
*A stunning & immaculate house. A fantastic extension resulting in a large kitchen living space. The annex is a super addition which has multiple possibilities and rental income*

Comments by Mr Ramzy Bancroft



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

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Inglefield Avenue

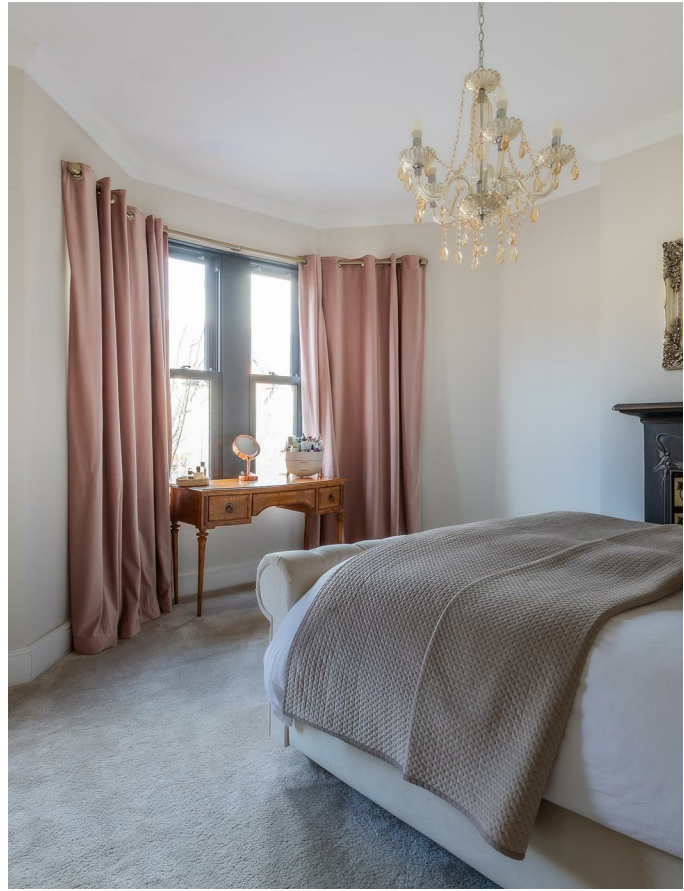
Total Area: 157.0 m² ... 1690 ft²

All measurements are approximate  
and for display purposes only

*"I have loved renovating & living in this house, its been a dream home, but its time for me to move abroad"*

Comments by the Homeowner





# Inglefield Avenue

Heath, Cardiff, CF14 3PY

Offers Over

£425,000



3 Bedroom(s)



2 Bathroom(s)



1065.00 sq ft



Contact our  
**Penylan Branch**  
02920 499680

\* OFFERS IN EXCESS OF £425,000 \*

Positioned in the popular area of Heath is this stunning house on Inglefield Avenue. Extended and Spanning an impressive 1,065 square feet of internal space, along with a SELF CONTAINED ANNEX. The property offers a lovely entrance hall, toilet, Through lounge sitting room, fantastic open plan kitchen living space with bi fold doors to the garden. Upstairs there are two great size bedrooms, stunning shower room and third bedroom which is used as a walk in dressing room with fitted wardrobes. Outside there is a low maintenance garden with a south facing aspect. There is an annex to the rear which has an open plan living kitchen area, shower room and entrance from the lane. Inglefield Avenue is a sought-after location, known for being in close proximity to local high streets on Crwys Rd & Whitchurch rd, local schools, and parks such as Roath Park. You are also very close to the University hospital of Wales, making this a great place for professionals and families. Offered with NO ONWARD CHAIN



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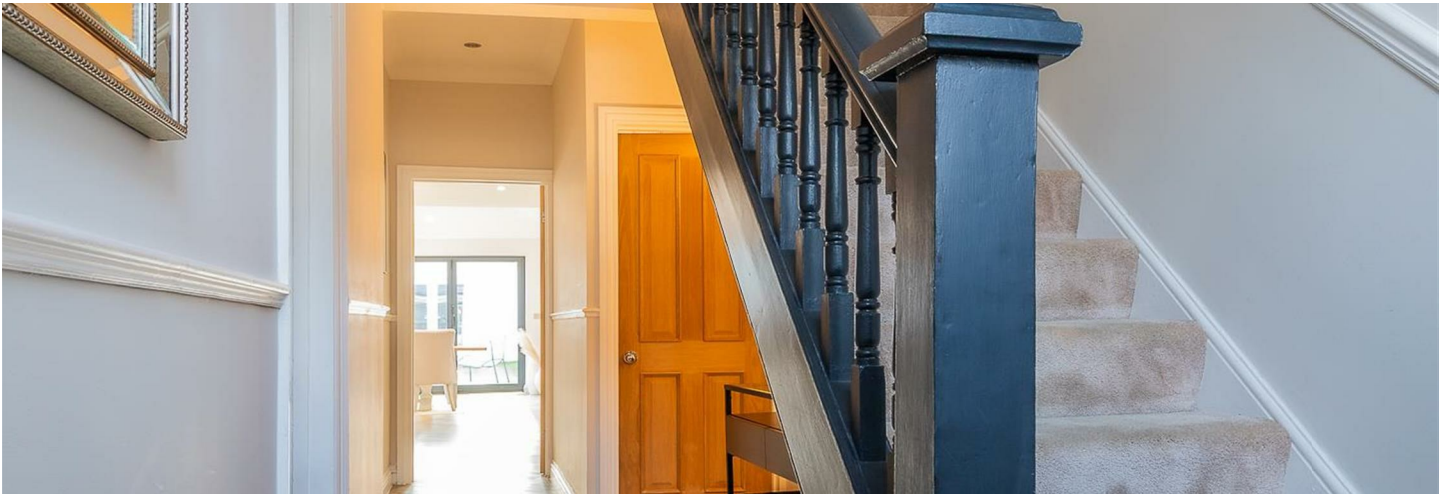
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|                                             |                                                                                                       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Entrance Hall                               | Annexe                                                                                                |
| WC                                          | Self contained with modern kitchen living space, separate shower room, access to garden and rear lane |
| Living Room 10'7" x 13'9" (3.23m x 4.19m)   | Tenure                                                                                                |
| Sitting Room 10'1" x 11'2" (3.07m x 3.40m)  | Freehold - To be confirmed by your legal advisor                                                      |
| Kitchen Diner 15'5" x 26'1" (4.70m x 7.95m) | Council Tax                                                                                           |
| Bedroom One 16'4" x 13'10" (4.98m x 4.22m)  | Band E                                                                                                |
| Bedroom Two 11'1" x 11'2" (3.38m x 3.40m)   | School Catchment                                                                                      |
| Bedroom Three / Dressing room               | My English medium primary catchment area is Allensbank Primary School (year 2025)                     |
| Shower room                                 | My English medium secondary catchment area is Cathays High School (year 2025)                         |
| Garden                                      | My Welsh medium primary catchment area is Ysgol Mynydd Bychan (year 2025)                             |
|                                             | My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2025)                   |
|                                             | this is subjet to change & availability                                                               |





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 87                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 67      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

