

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HEATHFIELD ROAD
HEATH



HALL

LOUNGE
3.23m x 3.81m (10'7" x 12'6")

SITTING ROOM
2.69m x 3.68m (8'10" x 12'1")

BREAKFAST ROOM
2.69m x 4.29m (8'10" x 14'1")

KITCHEN
2.69m x 3.23m (8'10" x 10'7")

LANDING

BEDROOM 1
4.27m x 3.81m (14' x 12'6")

BEDROOM 2
2.72m x 3.68m (8'11" x 12'1")

BEDROOM 3
2.69m x 2.74m (8'10" x 9')

BATHROOM

GARDEN

GARAGE

TENURE

Freehold, but this is to be confirmed by your solicitor

SCHOOL CATCHMENT

Allensbank Primary School (year 2024-25)

Cathays High School (year 2024-25)

Ysgol Mynydd Bychan (year 2024-25)

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

COUNCIL TAX

Band E





HEATHFIELD ROAD

HEATH, CF14 3JY - £330,000

 3 Bedroom(s)  1 Bathroom(s)  1130.00 sq ft

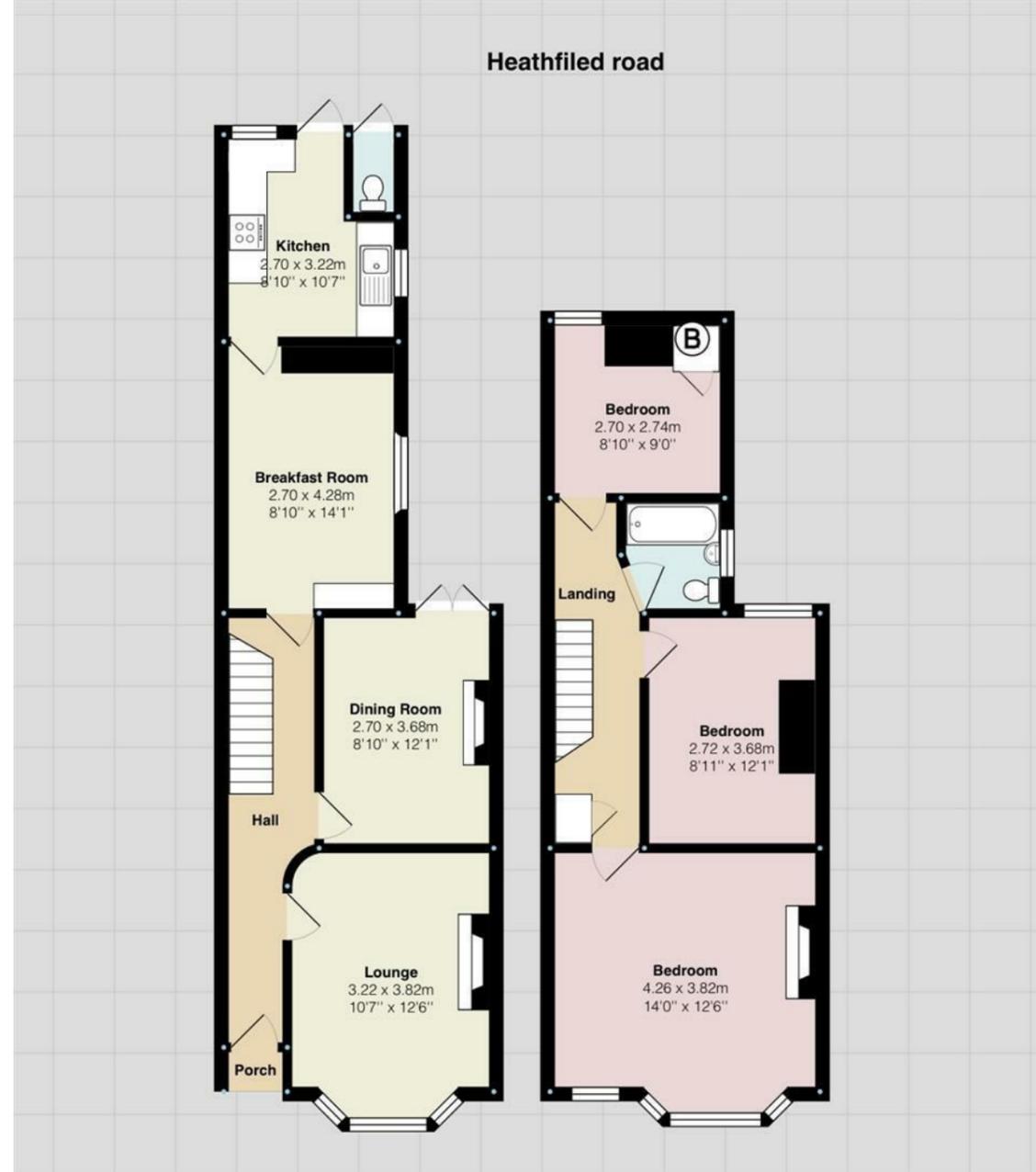
We are pleased to offer for sale with NO ONWARD CHAIN, this charming period property. Full of features and space, with potential to put your own stamp on the finish and layout. Offering a traditional hall with original tiled floors, front lounge, sitting room, breakfast room, kitchen, outside WC, landing, bathroom and three double bedrooms. Outside there is an enclosed rear garden. Located just off Whitchurch rd, with a host of shops, bars and restaurants, as well as a short walk to Cardiff City centre & the University Hospital of Wales.



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	