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CARDIFF

VALE

CAERPHILLY

BRISTOL



Heol Dewi Sant

HEATH



Comments by Mr Ollie Vincent

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This property is an excellent find for young professionals or families. It could also be a great opportunity for any investor to add to their portfolio bringing in a monthly income of £1500. It has been refurbished and redecorated to a very high standard. It really is ready to move in. Call the office on 02920 499680 and book your viewing today!

Comments by the Homeowner



Heol Dewi Sant



Total Area: 94.4 m² ... 1016 ft²
 All measurements are approximate and for display purposes only



Heol Dewi Sant

Heath, Cardiff, CF14 4NN

Asking Price

£350,000



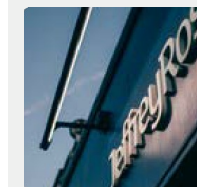
3 Bedroom(s)



3 Bathroom(s)



1016.00 sq ft



Contact our
Llanishen Branch

02920 499680

Situated in the desirable area of Heol Dewi Sant, Heath, this stunning three-bedroom townhouse is being sold as CHAIN FREE and is perfectly suited for families and investors alike, providing a rental income of circa £1500 per month.

This three storey, family home features 3 refurbished bathrooms, a refurbished kitchen and utility room. It has been redecorated throughout, including fresh paint and new carpets, making it move-in ready. The property benefits from double glazed windows, mains wired smoke alarms, a serviced fire alarm control system and a gas safety certified boiler. All electrics are safety and EICR compliant.

The property features a spacious and airy living room, perfect for relaxation and entertaining with an impressive mantle and space for electric fire, adding a touch of modern elegance to the home. The kitchen / diner featuring a new oven, is generously sized and is sold with white goods. The two large double bedrooms, boast their own newly refurbished en-suite bathrooms.

The integral garage offers further storage or parking space. It could be easily converted into a 4th Bedroom or additional reception room, to add further value.

Outside, the front of the property benefits from an outside storage cupboard and driveway parking, a valuable asset in this sought-after location. The rear of the property features a walled and railed forecourt garden with gate access, from Maes-Y-Coed road.

The location of this townhouse is excellent & conveniently located near a variety of amenities. The bus stop is almost on your doorstep, & it's only a short walk to the local train stations. The closest Tesco and Aldi are a 5 minute walk, as is the 'Heath Park', the gym and local retail park. University Hospital Wales is nearby, making the property a great choice for those working in the heath, or investors renting to doctors.

The desirable location, income potential and ability to add further value make this property a rare find. Book your viewing today!



Ground Floor	Ensuite / Bathroom	Council Tax BAND F
Hallway	Bedroom 2	
Bathroom (Shower Room)	Ensuite / Shower Room	
Utility Room	Tenure	
Bedroom 3 / Study	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.	
to the first floor	School Catchment	
Landing	My English medium primary catchment area is Ton-Yr-Ywen Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.	
Living Room	My English medium secondary catchment area is Llanishen High School	
Kitchen / Diner	My Welsh medium primary catchment area is Ysgol Y Wern Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.	
to the second floor		
Landing		
Bedroom 1	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

