

CARDIFF

VALE

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BRISTOL

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*Heol Dewi Sant*

HEATH



Comments by Mr Ollie Vincent



**Property Specialist**  
Mr Ollie Vincent  
Senior valuer

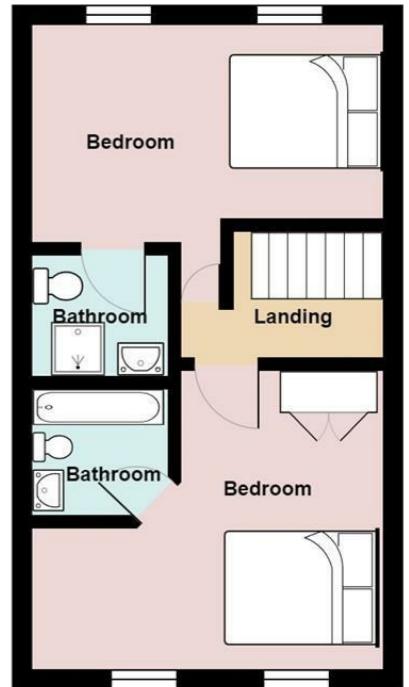
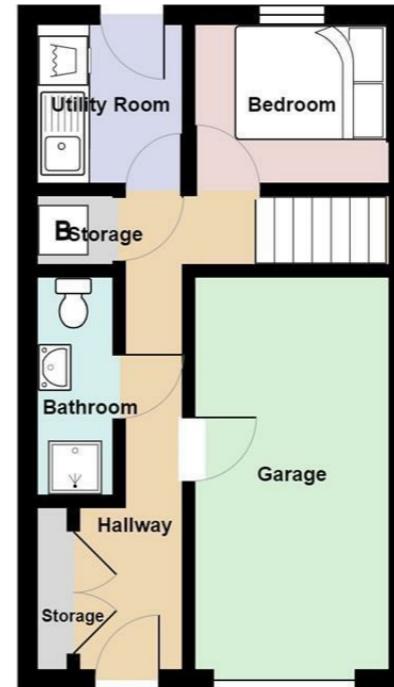
[ollie.vincent@jeffreyross.co.uk](mailto:ollie.vincent@jeffreyross.co.uk)

*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 m<sup>2</sup> ... 1016 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Heol Dewi Sant

Heath, Cardiff, CF14 4NN

Guide 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****Hallway****Bathroom (Shower Room)****Utility Room****Bedroom 3 / Study****to the first floor****Landing****Living Room****Kitchen / Diner****to the second floor****Landing****Bedroom 1****Ensuite / Bathroom****Bedroom 2****Ensuite / Shower Room****Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**School Catchment**

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 etc. Croesewir ceisiau.

My English medium secondary catchment area is Llanishen High School

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 etc. Croesewir ceisiau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

**Council Tax  
BAND F**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

