

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CAERPHILLY ROAD
HEATH



ENTRANCE HALLWAY

STORAGE CUPBOARD

BAY FRONTED LIVING ROOM
2.90m x 4.22m (9'6 x 13'10)

DINING AREA
3.45m x 3.63m (11'4 x 11'11)

KITCHEN
2.24m x 4.17m (7'4 x 13'8)

TO THE FIRST FLOOR

BEDROOM ONE
3.02m x 3.66m (9'11 x 12')

STORAGE CUPBOARD

BATHROOM
1.73m x 2.46m (5'8 x 8'1)

BEDROOM TWO
2.13m x 3.43m (7' x 11'3)

GARDEN

STUDIO

Sizeable home studio in the garden that offers so much potential as a home office, gym or even an annex.

TENURE

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

COUNCIL TAX

Band - D

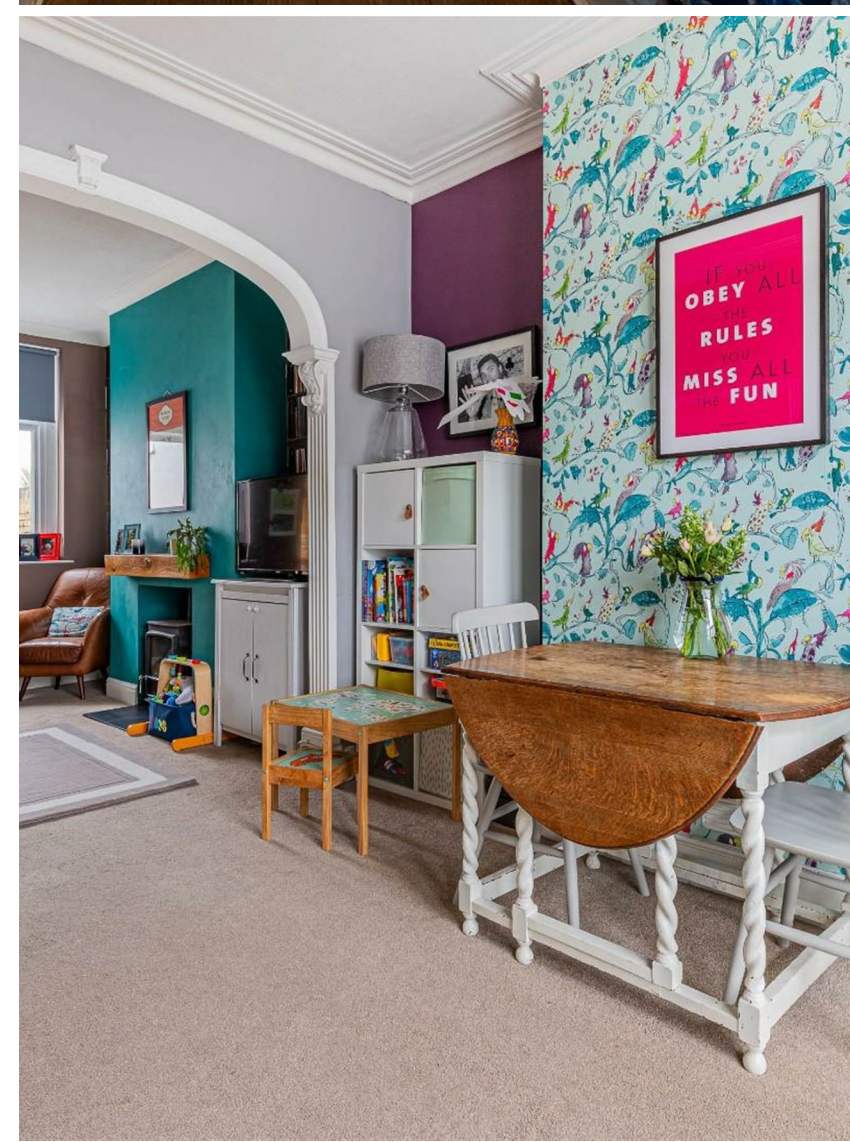
SCHOOL CATCHMENTS

My English medium primary catchment area is
Ton-Yr-Ywen Primary School (year 2024-25)

My English medium secondary catchment area is
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





CAERPHILLY ROAD

HEATH, CF14 4QF - £270,000

 2 Bedroom(s)  1 Bathroom(s)  793.54 sq ft

Nestled on the popular Caerphilly Road in the desirable area of Heath, Cardiff, this beautifully presented terraced house offers a delightful blend of comfort and potential. Spanning an impressive 794 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even as a lucrative investment opportunity.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for both relaxation and entertaining guests. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, ensuring that culinary enthusiasts will feel right at home.

One of the unique highlights of this property is the large home studio located in the garden. This versatile space can be transformed to suit your needs, whether as a creative workspace, a gym, or a tranquil retreat for hobbies. The garden itself provides a lovely outdoor area for enjoying the fresh air and hosting gatherings.

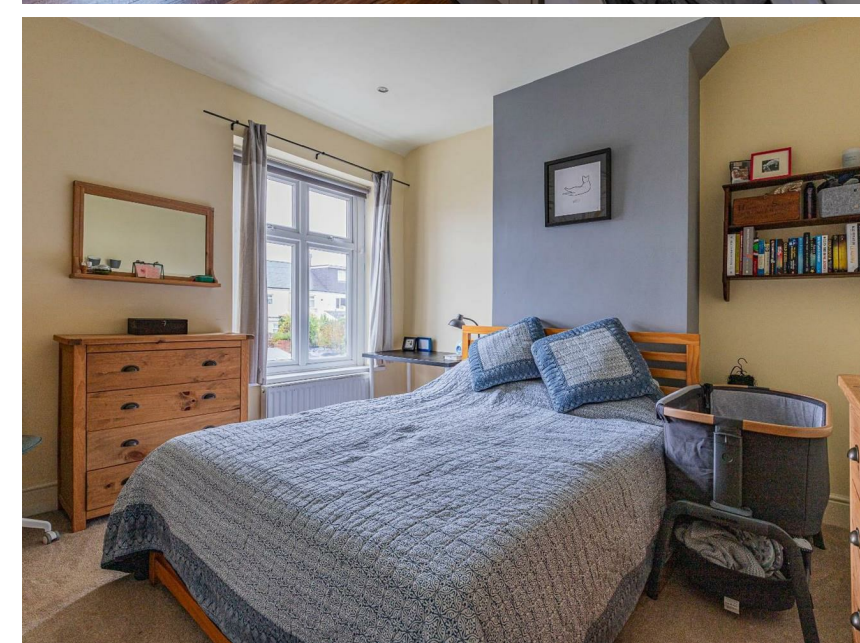
Additionally, the property boasts loft potential, offering the opportunity to expand and create further living space, subject to the necessary planning permissions.

With its prime location, modern amenities, and potential for growth, this terraced house on Caerphilly Road is a rare find in the vibrant Cardiff market. Don't miss the chance to make this lovely home your own.



PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreygross.co.uk
02920 499680
Director





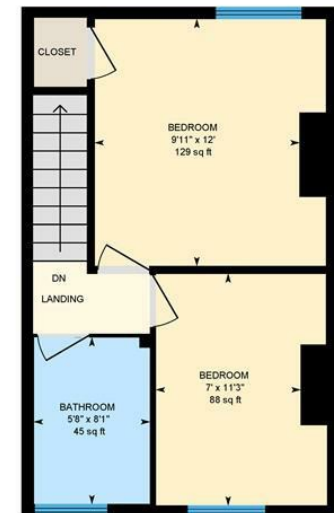
Caerphilly Road, Heath, Cardiff

Caerphilly Rd, Birchgrove, CRF

Main Building: Total Interior Area 793.54 sq ft



Ground Floor

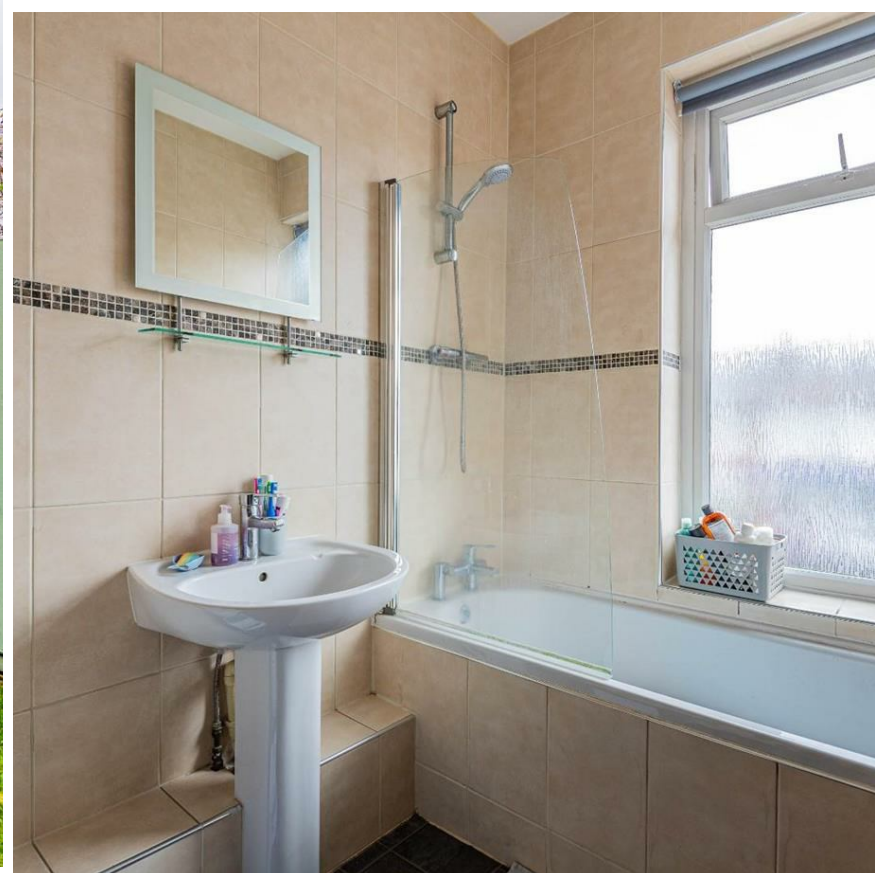


1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



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		
England & Wales	EU Directive 2002/91/EC	