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CARDIFF VALE CAERPHILLY BRISTOL

Heol Dewi Sant

HEATH

Comments by Mr Ollie Vincent

Property Specialist

Mr Ollie Vincent

Senior valuer

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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

£325,000

3 Bedroom(s) | 3 Bathroom(s) | 1016.00 sq ft

Contact our
Llanishen Branch
02920 499680

Nestled in the desirable area of Heol Dewi Sant in Heath, this charming three-storey house presents an excellent opportunity for both families and investors alike. With a generous living space of 1,016 square feet, the property boasts three well-proportioned bedrooms and three modern bathrooms, ensuring ample accommodation for all.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests. The property has been thoughtfully refurbished, combining contemporary comforts with a warm, inviting atmosphere.

For those with vehicles, the house offers convenient parking options, including a driveway at the front. The integral garage provides extra storage, making it easy to keep your living areas clutter-free.

Step outside to discover a delightful courtyard garden, complete with gate access at the rear, offering a private outdoor space.

Being chain-free, this property is ready for immediate occupancy, making it an ideal choice for anyone looking to move in without delay. Additionally, with a potential rental return of £1,500 per month, it presents a lucrative investment opportunity for those seeking to enter the rental market.

In summary, this well-appointed home in Heath is a fantastic find, combining modern living with practical features, all in a sought-after location. Whether you are looking for a family residence or a smart investment, this property is not to be missed.

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 eto. Croesewir ceisiadau.

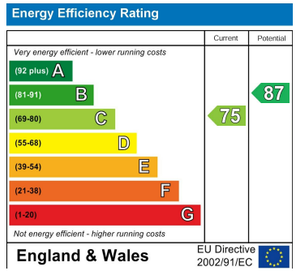
My English medium secondary catchment area is
Llanishen High School

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 eto. Croesewir ceisiadau. 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
(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
75
87
England & Wales
EU Directive 2002/91/EC