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CARDIFF VALE CAERPHILLY BRISTOL



Armoury Drive

HEATH



Tucked away in armoury drive this three bedroom townhouse offers space and versatile living, looking for its new owner to call home.

Comments by Mr Ross Hooper-Nash



Property Specialist

Mr Ross Hooper-Nash

Director

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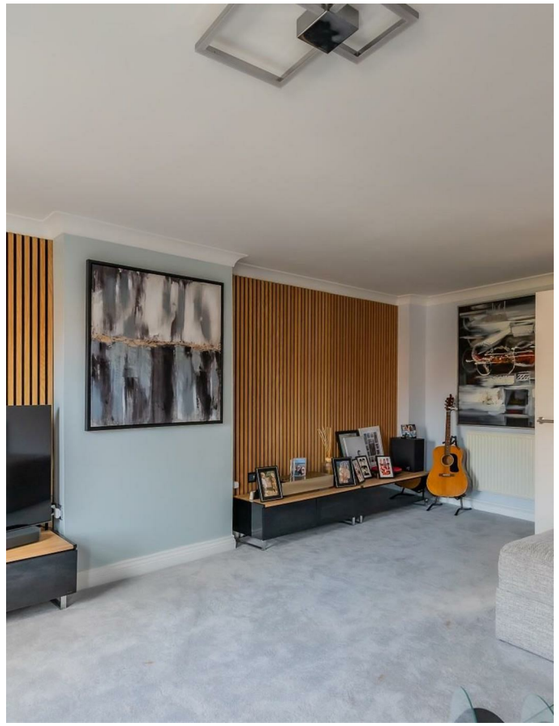
The property is in a very quiet area and tranquil. The location is excellent for local schools and also public transport with Bus stops into Cardiff City Centre minutes away and Ty Glas and Birchgrove railway stations 5 minutes walk away.

Comments by the Homeowner











Armoury Drive

Heath, Cardiff, CF14 4NP

Asking Price

£375,000

3 Bedroom(s) | 3 Bathroom(s) | 1436.00 sq ft



Contact our
Llanishen Branch
02920 499680

Nestled in the desirable area of Heath, Cardiff, this charming three-bedroom townhouse on Armoury Drive presents an excellent opportunity for both families and professionals alike. Spanning an impressive 1436 square feet, this property boasts a well-thought-out layout that combines comfort and functionality.

Upon entering, you will find a spacious kitchen diner, perfect for family meals and entertaining guests. The separate utility room adds convenience to daily living, ensuring that chores are kept out of sight. The townhouse features two ensuites, providing privacy and comfort for the occupants of the bedrooms, alongside a well-appointed main bathroom.

The exterior of the property is equally appealing, with off-road parking and an integral garage, making it easy to come and go. The garden area is a delightful blend of paved space and grass, ideal for relaxing in the sun or hosting outdoor gatherings.

Situated close to a supermarket and excellent transport links, this townhouse offers both convenience and accessibility. Whether you are commuting to work or enjoying the local amenities, everything you need is within easy reach.





Porch

Hallway

Shower Room 5'3" x 6'1" (1.62 x 1.86)

Utility 9'10" x 7'10" (3.02 x 2.39)

Bedroom Three 8'9" x 7'9" (2.67 x 2.38)

Garage 7'11" x 16'1" (2.43 x 4.92)

Kitchen/Diner 19'3" x 9'11" (5.87 x 3.04)

Lounge 17'3" x 17'9" (5.28 x 5.42)

Bedroom One 18'10" x 9'2" (5.76 x 2.80)

Ensuite 7'7" x 5'1" (2.32 x 1.57)

Bedroom Two 15'6" x 12'9" (4.74 x 3.91)

Ensuite 15'6" x 12'9" (4.74 x 3.91)

Garden

Tenure

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

Council Tax

F

EPC

C

School Catchment

My English medium primary catchment area is Ton-Yr-Ywen Primary School

My English medium secondary catchment area is Llanishen High School

My Welsh medium primary catchment area is Ysgol Y Wern

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf









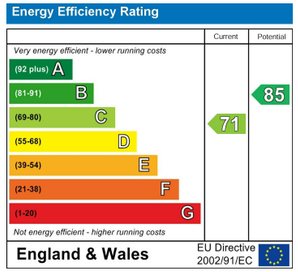











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
85
England & Wales
EU Directive 2002/91/EC



