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CARDIFF

VALE

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BRISTOL

*Heol Dewi Sant*

HEATH



Comments by Mr Ollie Vincent



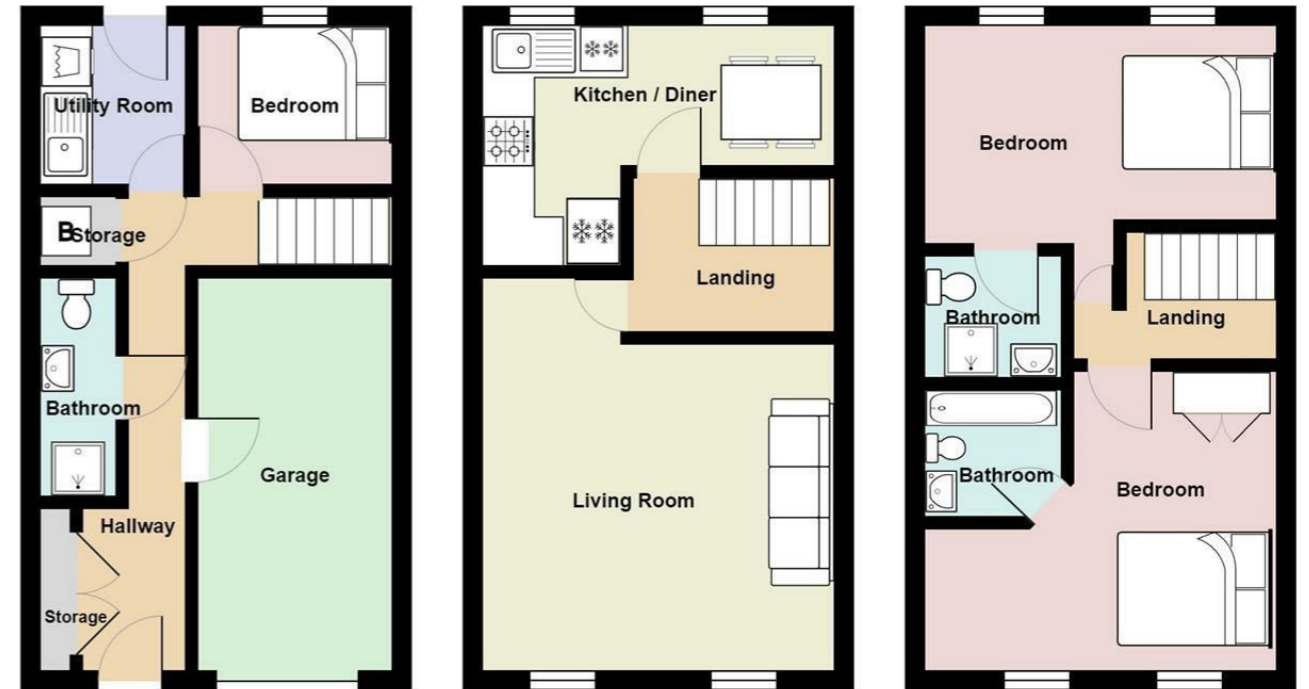
**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

ollie.vincent@jeffreycross.co.uk

## 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

*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

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.



<b>Ground Floor</b>	<b>Ensuite / Bathroom</b>	<b>Council Tax</b>
<b>Hallway</b>	<b>Bedroom 2</b>	BAND F
<b>Bathroom (Shower Room)</b>	<b>Ensuite / Shower Room</b>	
<b>Utility Room</b>	<b>Tenure</b>	
<b>Bedroom 3 / Study</b>	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.	
<b>to the first floor</b>	<b>School Catchment</b>	
<b>Landing</b>	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.	
<b>Living Room</b>		
<b>Kitchen / Diner</b>	My English medium secondary catchment area is Llanishen High School	
<b>to the second floor</b>	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.	
<b>Landing</b>		
<b>Bedroom 1</b>	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf	

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