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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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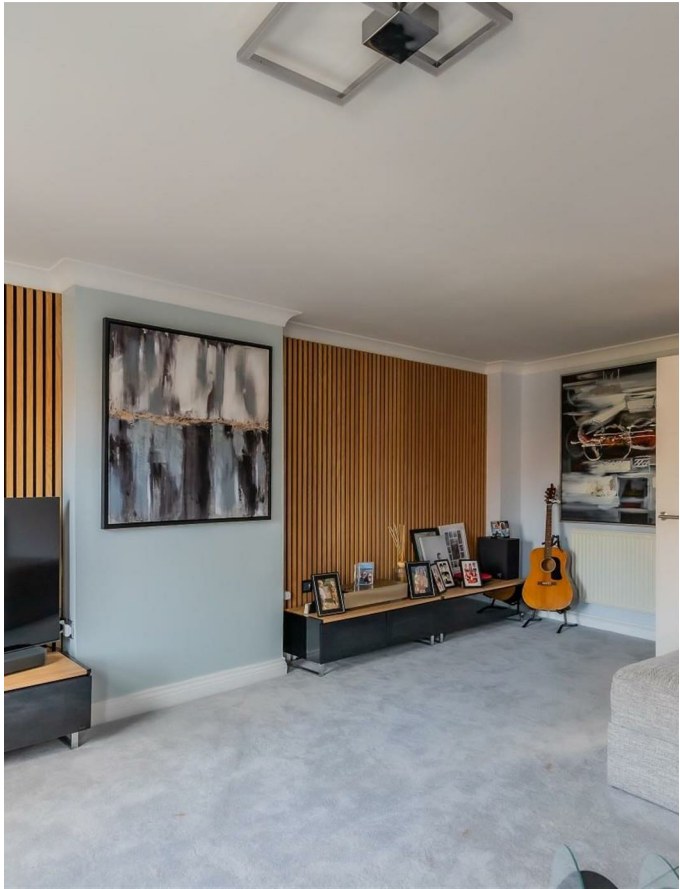


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 ensembles, 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	Garden
Hallway	Tenure
Shower Room 5'3" x 6'1" (1.62 x 1.86)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Utility 9'10" x 7'10" (3.02 x 2.39)	
Bedroom Three 8'9" x 7'9" (2.67 x 2.38)	Council Tax
Garage 7'11" x 16'1" (2.43 x 4.92)	F
Kitchen/Diner 19'3" x 9'11" (5.87 x 3.04)	EPC
Lounge 17'3" x 17'9" (5.28 x 5.42)	C
Bedroom One 18'10" x 9'2" (5.76 x 2.80)	School Catchment
Ensuite 7'7" x 5'1" (2.32 x 1.57)	My English medium primary catchment area is Ton-Yr-Ywen Primary School
Bedroom Two 15'6" x 12'9" (4.74 x 3.91)	
Ensuite 15'6" x 12'9" (4.74 x 3.91)	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		85
(81-91) B		
(69-80) C	71	
(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	

