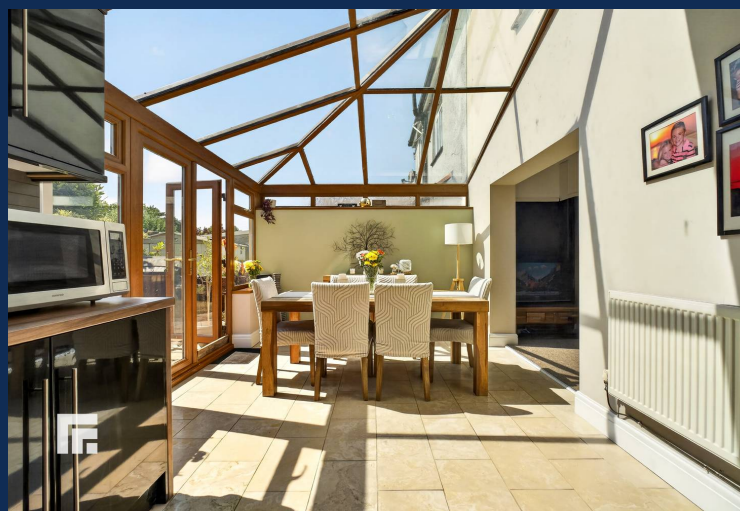




200 Heathwood Road, Heath

£535,000 Freehold

Spacious 3-bed semi in sought-after area near Heath Park and UHW. Features 3 Bedrooms, a loft room and 2 receptions, off-road parking, and large south-facing garden with patio.

Council Tax band: F

Tenure: Freehold

Entrance Hallway

Entered via double glazed door with decorative obscure glazed panels. Further obscure glazed panels to side and over. Ceramic tiled floor. Radiator. Stairs rising to first floor with under stairs storage cupboard and cloak hanging.

Downstairs cloakroom

Upvc obscure double glazed window to side. Ceramic tiled flooring, Two piece suite comprising low level wc and wall mounted wash hand basin with tiled splash back.

Lounge

15' 6" x 13' 5" (4.72m x 4.08m)

Upvc double glazed bay window to front. Coved ceiling. Picture rail. Feature stone fireplace with inset coal effect electric fire and marble hearth. Radiator

Sitting Room

13' 8" x 12' 6" (4.16m x 3.82m)

Coved ceiling. Picture rail. Feature stone fireplace with inset coal effect gas fire and marble hearth. Radiator. Open to ;

Kitchen/Dining Room

19' 6" x 18' 3" (5.95m x 5.56m)

L shaped kitchen/diner. Upvc double glazed window to rear. Range of fitted base and wall units with tiled splash backs incorporating double oven and grill. Built in fridge freezer and electric oven with inset gas hob over and extractor fan. Plumbed for washing machine. Radiator. Built in cupboard housing combi gas boiler. Open to dining area. Fully upvc double glazed with double doors leading to rear garden. Glazed panels with fan lights and Rehau (A rated glass) ceiling. Door from kitchen leading to Walkway with obscure double glazed doors leading to front garden with obscure double glazed panels to side with wooden roofing with lighting leading to sitting area opening to rear garden with glazed panels with flagstone flooring. Lighting.

First Floor

Bedroom One

14' 8" x 13' 8" (4.47m x 4.17m)

Upvc double glazed bay window to front. Coved ceiling. Picture rail. Range of wardrobes with hanging and shelving. Radiator.

Bedroom Two

13' 4" x 13' 0" (4.07m x 3.97m)

Upvc double glaized window to rear. Coved ceiling. Picture rail.

Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m)

Upvc double glaized window to front. Radiator. Staircase leading to loft room.

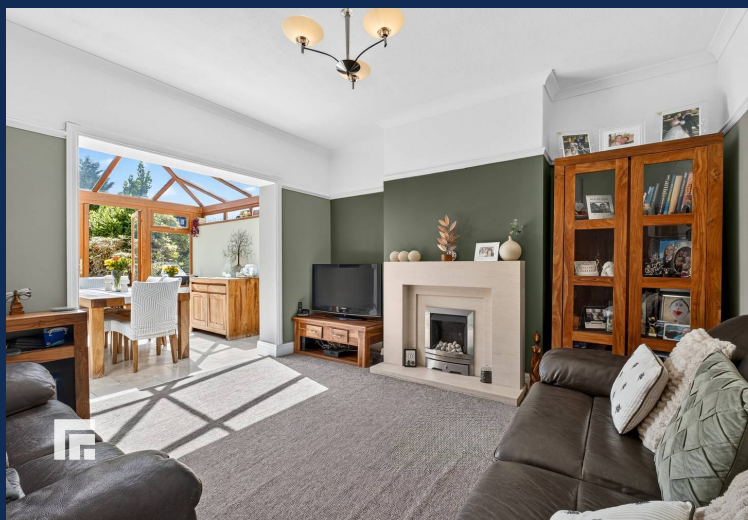
Loft Room

20' 3" x 12' 4" (6.17m x 3.75m)

Upvc double glaized window to side. Two Velux windows to ceiling. Under eaves storage. Fitted under eaves cupboards.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





Garden

Detailed out buildings with glazed panels. Entered via upvc double glazed door. Wooden storage unit. Mature shrub and flower borders. Laid to lawn. Enclosed with brick wall. Flagstone paved patio area. Water tap. Covered seating area with mains fitted electric and a fixed mini bar.

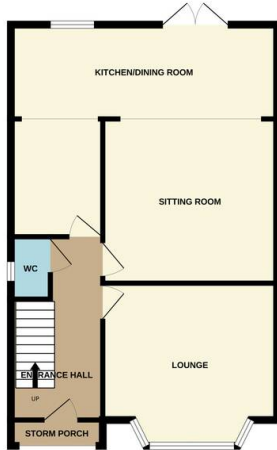
Driveway

2 Parking Spaces

Concrete pressed cobblestone effect driveway.



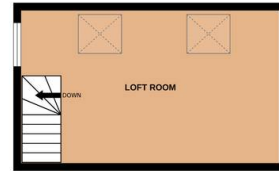
GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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WHITCHURCH 02922 745848

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