

FOR SALE



Heathwood Road

Heath, Cardiff, CF14 4GH

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OFFERS OVER

£220,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

736 SQ FT

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PRIVATE GATED ENTRANCE

MODERN BATHROOM

NO CHAIN

PARKING WITH DEDICATED SPACE

EN SUITE



THE PROPERTY

In the popular area of Heath, this property is perfectly located for UHW, Cardiff University and the surrounding areas is this beautifully presented and spacious two bedroom ground floor apartment. Located off the popular Heathwood Road, the property is in it's own privately gated complex. Internally, the property offers spacious lounge leading into a lovely, fitted kitchen with integrated appliances and brilliant storage options. There are two double bedrooms, one of which offers an en-suite. Both are equipped with furnishings - see the floor plan for measurements. The property is completed by a stylish bathroom suite with large shower and bath tub. The communal areas offer great green space, a bin store and a bike shed. The block is very well maintained.



INSIDE



ACCOMMODATION

HALLWAY1.68 x 2.14

LIVING ROOM6.98 x 2.8

KITCHEN2.54 x 3.18

STORAGE1.32 x 0.82

BATHROOM1.68 x 2.14

BEDROOM ONE3.04 x 3.56

ENSUITE1.20 x 3.12

BEDROOM TWO2.54 x 3.58

TAX BAND

Band E

SERVICE CHARGES

The service charge per annum £2,196 and includes Building insurance and Communal maintenance. Ground rent is £200 per annum, optional payments plans can be in place. There is 233 years left on the lease which ends 01/01/2259 from 250 in 2009

PROPERTY TYPEFLAT - GROUND FLOOR

INTERNAL AREASQ FT736

TENURELEASEHOLD WITH SHARE OF FREEHOLD

COUNCIL TAXBAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING79 · POTENTIAL 79

Yr Arglawdd



Total Area: 65.4 m² ... 704 ft²

All measurements are approximate and for display purposes only



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk