

FOR SALE



Caerphilly Road

Heath, Cardiff, CF14 4QH

HEATH, CARDIFF

Caerphilly Road

Heath, Cardiff, CF14 4QH

OFFERS OVER

£300,000

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,071 SQ FT

1071 (FT²)

FOUR BEDROOM TERRACED HOUSE

NO CHAIN

LOFT CONVERSION

WELL-PRESENTED



THE PROPERTY

Nestled on the desirable Caerphilly Road in the vibrant area of Heath, this charming four-bedroom end of terrace house presents an excellent opportunity for both families and investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-presented interior features a loft conversion, which adds valuable living space and versatility to the home. This additional area can serve as a fifth bedroom, a study, or a playroom, catering to your specific needs. The property is offered with no onward chain, ensuring a smooth and efficient purchasing process.

With four generously sized bedrooms, this home is perfect for families seeking comfort and convenience. The single bathroom is well-appointed, serving the needs of the household effectively.

As an ex-rental property, it has been maintained to a good standard, making it an attractive option for those looking to move in without the need for extensive renovations. The location on Caerphilly Road offers easy access to local amenities, schools, and transport links, making it a prime choice for those who value both community and accessibility.

In summary, this end of terrace house on Caerphilly Road is a well-presented and spacious family home, ideal for anyone looking to settle in the Heath area. With its attractive features and convenient location, it is sure to appeal to a wide range of buyers.

INSIDE



ACCOMMODATION

LOUNGE	3.53m x 7.42m
KITCHEN	1.07m x 5.92m
BEDROOM ONE	3.20m x 3.56m
BEDROOM TWO	3.20m x 3.53m
BEDROOM THREE	1.68m x 2.21m
LOFT ROOM	3.43m x 2.97m

SCHOOL CATCHMENTS

*Primary Schools Howardian Primary Ysgol Gynradd Groes-wen
Primary School Secondary Schools Whitchurch High School*

PROPERTY TYPE	HOUSE - END TERRACE
INTERNAL AREA	1,071 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	56 · POTENTIAL 76

Caerphilly Road, Heath



Total Area: 1071 ft² ... 99.5 m²

All measurements are approximate and for display purposes only



Ollie Vincent

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreygross.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. jeffreyross.co.uk